



£400,000 guide price

3 Sun Street, Lewes, East Sussex, BN7 2QB

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Overview...

A charming and characterful 2 Double Bedroom cottage situated in a favoured road in the popular Pells area of Lewes, within striking distance of the historic High Street and Mainline Railway Station.

The Grade II cottage features sash windows, exposed floorboards, an ornate fireplace with log burner and a larger garden than is typically found in the area.

The ground floor is semi open plan with a Sitting Room and Dining Room with front and rear aspect windows and direct garden access. The fitted Kitchen to the rear is in need of modernisation featuring exposed beams and floorplans.

Upstairs arranged over two floors is a white fitted suite and 2 Double Bedrooms each with fitted storage and far-reaching views which extend to the South Downs National Park.

Outside the garden is generously sized for the town centre location and has been landscaped to accommodate a paved terrace and raised flower beds.

VIEWING RECOMMENDED



The property...

SITTING ROOM/DINING ROOM- Front door to an inviting open plan living/dining room, measuring a great 19'11ft x 9'2ft, featuring exposed floorboards and a front aspect sash window. With a brick chimney breast and hearth encasing a cast iron log burner, surrounded by built in storage cupboards and shelving. With stairs to the first floor and the cellar, and doors to the kitchen and to the rear garden.

KITCHEN- A space featuring exposed floorboards and beams, it comprises a ceramic Butler sink with stainless steel mixer tap, tiled splashback and side aspect window looking in the rear garden. With wooden base unit and complementing wooden worktops and built in shelving above; this fitted kitchen has space for a cooker.

CELLAR- A decorated space with tiled flooring and obscured window, also featuring a painted brick fireplace recess and ample storage cupboards. Low-ceiling height.

FIRST FLOOR LANDING- A sizeable area with ample storage cupboards, rear aspect window overlooking the rear garden, stairs to second floor and doors to principal rooms.

BEDROOM- A generous size measuring, 9'10ft x 9'10ft, featuring exposed beams and built in cupboards and wardrobes, an expansive front aspect sash window overlooks Sun Street and offers floods of natural light into the room. A feature brick wall with cupboard providing storage, where a fireplace once sat.

BATHROOM- A newly fitted suite comprising a panel enclosed bath with cross head taps and electric shower above, tiled surround and glass screen. Hand wash basin with tiled splashback, low-level wc and obscured window. Exposed floorboards and beams follow the character through the property.





Property and Outside...

BEDROOM- At the top of the property is a converted loft with vaulted ceilings and exposed beams. This dual-aspect space is naturally bright from a roof window and a front aspect window providing stunning far-reaching views over the Lewes townscape and the South Downs National Park. There is ample eaves storage space and a brick feature fireplace recess.

OUTSIDE

REAR GARDEN- A good outside, low-maintenance courtyard in the centre of Lewes; it features a brick laid walkway, lined with a variety of plants and shrubs, this leads to a larger block paved area with a flint back wall and a range of established trees and raised flowerbeds

PARKING- On street, permit parking





Location...

Sun Street is located in the heart of Lewes town centre at the top of the popular Pells area

The area boasts an Open-Air Swimming Pool, Children's Recreation Ground and The Pells Wildlife Pond. The Pells area is centrally located and offers wonderful scenic walks alongside the River Ouse.

Lewes High Street is just a 6-minute walk (source Google maps) providing easy access to an extensive range of shops, public houses, restaurants and eateries as well as The Depot Cinema.

Lewes is the county town of East Sussex and boasts lots of history with Lewes Castle, Anne of Cleves House and the Priory Ruins all within walking distance.

Lewes Mainline Railway Station is just a 7-minute walk away (source Google maps) offering direct services to London, Brighton, Gatwick and Eastbourne.

Lewes boasts an array of popular schools catering for all ages. Lewes Priory Secondary School and South Downs Tertiary college are both within walking distance as is Lewes Old Grammar School and numerous primary schools.



Tenure - Freehold

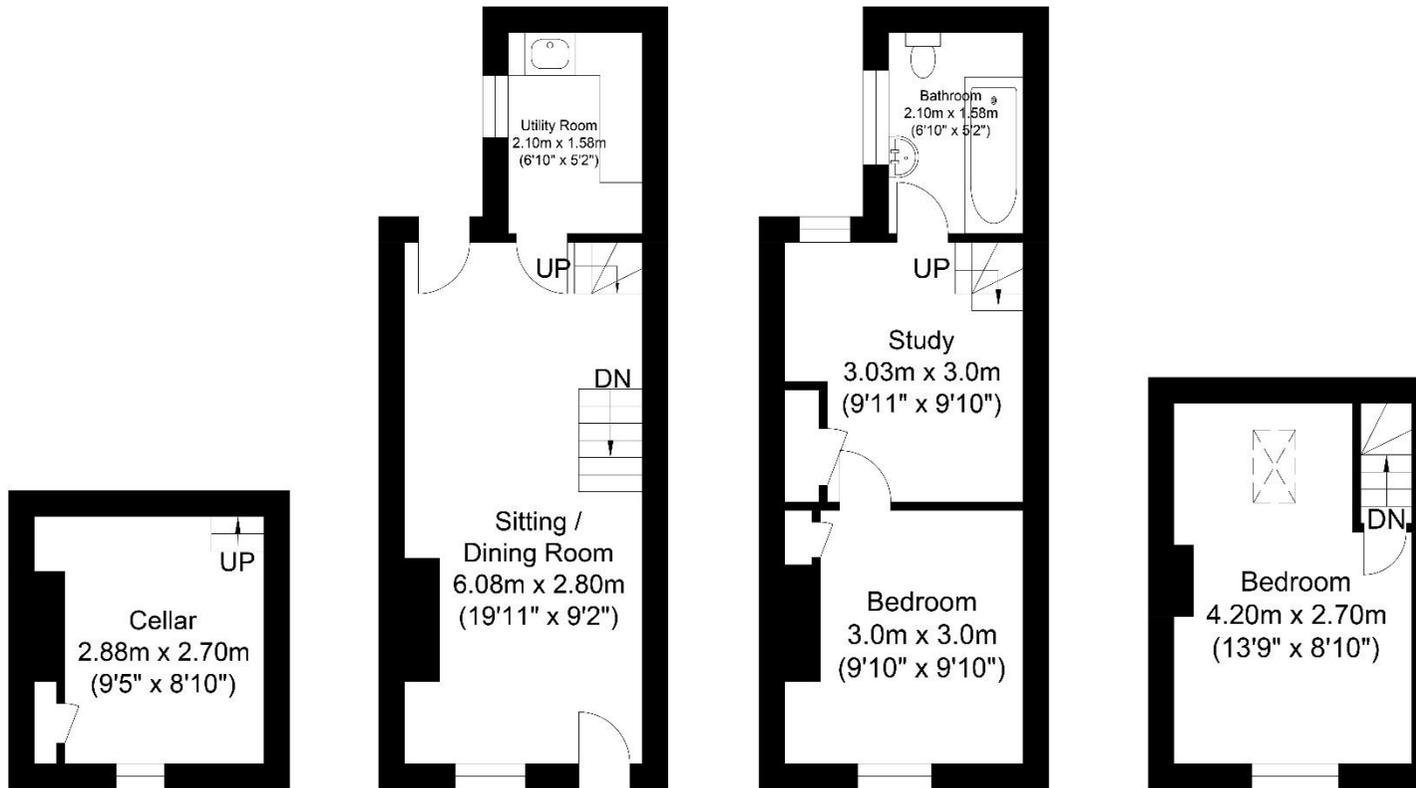
Gas central Heating

EPC Rating - D

Council Tax Band - C

Grade II Listed

Viewing recommended



Basement
Approximate Floor Area
83.74 sq ft
(7.78 sq m)

Ground Floor
Approximate Floor Area
224.85 sq ft
(20.89 sq m)

First Floor
Approximate Floor Area
224.85 sq ft
(20.89 sq m)

Second Floor
Approximate Floor Area
126.58 sq ft
(11.76 sq m)

Approximate Gross Internal Area = 61.32 sq m / 660.04 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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