



£775,000 Guide Price

13 East Street, Lewes, East Sussex, BN7 2LJ

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## Overview...

A generously proportioned 5 bedroom Grade II listed period townhouse with attractive courtyard garden, which is situated in the heart of this sought after town within easy reach of all amenities.

This recently redecorated property is arranged over 4 floors and offers updated accommodation with refitted kitchen and utility room. New double doors open onto the good size patio garden with gated access which is screened from the hustle and bustle by houses to the rear and offers a tranquil space to enjoy in peace. There is also permission in place to extend the bathroom.

Accommodation comprises an entrance hall opening into the spacious dining area. To the front is a sitting room while to the rear is a generous refitted kitchen and direct garden access. Off this room is a utility room with adjacent w.c. The first floor offers 2 bedrooms and a bathroom with 2 more bedrooms on the second floor and a generous attic room at the top of the house.



# The property...

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## ACCOMMODATION

**Entrance Hall-** Stairs to first floor, stripped floorboards, opening to-

**Dining Room-** A good size room with feature decorative cast iron fireplace, stripped floorboards, opening to-

**Sitting Room-** A bright front aspect room with stripped floorboards.

**Kitchen/Breakfast Room-** A generous room newly refitted with a comprehensive range of wall and base cupboards and attractive tiled walls with feature shelving, roll edged working surfaces with inset stainless steel sink and adjacent mixer tap, 4 ring ceramic hob with cooker hood over and oven below, integrated fridge freezer, rear aspect double glazed double doors opening onto the rear garden, tiled floor.

**Utility Room-** Space for tumble dryer with adjacent cupboard and worktop over, 2x cupboards, tiled floor, door to-

**Cellar-**

**Cloakroom/W.C.-** Fitted white suite comprising a low level w.c. and matching wash hand basin, tiled walls, tiled floor, rear aspect window.

**First Floor Landing-** Stairs to second floor-

**Bedroom-** A generous double bedroom with front aspect bay window offering views over Lewes to the downs beyond, feature decorative cast iron fireplace, stripped floorboards.

**Bedroom-** Rear aspect window overlooking garden, stripped floorboards.





## *Property...*

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**Bathroom-** Fitted white suite comprising panel enclosed bath with shower screen, pedestal wash hand basin, low level w.c., dual aspect leaded light windows, vinyl flooring.

**Second Floor Landing-** Rear aspect window, access to attic bedroom, stripped floorboards.

**Bedroom-** A good size double room with front aspect window offering views over Lewes to the downs beyond, decorative cast iron fireplace, stripped floorboards, panelled ceiling.

**Bedroom-** Rear aspect window overlooking the garden, fitted cupboard, stripped floorboards.

**Attic Bedroom-** A good size double room with attractive vaulted ceilings, front aspect window offering views over Lewes to the downs beyond.





## *Outside & Location...*

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### **OUTSIDE**

**Garden** - An attractive and well stocked patio garden, predominantly paved with borders and beds, timber potting shed, area for café table and chairs. This area is shielded from the hustle and bustle of this popular town and enclosed by walling and fencing with gated rear access.

### **LOCATION**

East Street is superbly located for Lewes town centre, and Mainline Railway Station with direct trains to London, Brighton and Eastbourne.

Historic Lewes High Street boasts an array of individual shops, restaurants, and pubs. Together with a leisure centre and The Depot Cinema.

Lewes is the county Town of East Sussex, nestling within the Southdown National Park and offers wonderful opportunities for walking, cycling and recreation. With only 9 miles to the Sussex coastline and the city of Brighton this is the perfect location and provides excellent recreational and cultural facilities.



Tenure - Freehold

Gas central Heating

EPC Rating - D

Council Tax Band - E

**For further enquiries or to arrange a viewing,  
please contact the office on 01273 407929**



Cellar  
Approximate Floor Area  
190.30 sq ft  
(17.68 sq m)

Ground Floor  
Approximate Floor Area  
556.49 sq ft  
(51.70 sq m)

First Floor  
Approximate Floor Area  
445.73 sq ft  
(41.41 sq m)

Second Floor  
Approximate Floor Area  
375.76 sq ft  
(34.91 sq m)

Third Floor  
Approximate Floor Area  
272.32 sq ft  
(25.30 sq m)

Approximate Gross Internal Area = 171.0 sq m / 1840.62 sq ft

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

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