



£425,000 - £450,000 guide price

43 St John Street, Lewes, East Sussex, BN7 2QD

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Overview...

A wonderful opportunity to purchase this delightful Grade II Listed, 2 Double Bedroom cottage situated in the heart of the popular Pells area of Lewes. Positioned just a 3 minute walk from the High Street and just an 8 minute walk from the Mainline Railway Station, source (Google Maps)

The ground floor accommodation provides a Sitting Room, and a bespoke made solid wood Kitchen Breakfast Room with views and access to the delightful Garden.

Upstairs to the first floor there is a Bathroom, the principal Bedroom and a Study/Walk Through Bedroom with stairs that lead to the second floor where we find another Double Bedroom with wonderful views of the South Downs National Park.

Outside there is a well stocked courtyard garden which is of a desirable Westerly aspect and is enclosed by a pretty flint wall to two sides.

VIEWING RECOMMENDED



The property...

SITTING ROOM- A light and bright reception room featuring wooden floors and fitted shelves and cupboards set into the chimney recess. Sash window with views along the pretty street scene outside.

KITCHEN/DINING ROOM- A high quality bespoke made, solid wood kitchen comprising of an excellent choice of cupboards and drawers. The cream painted kitchen is complimented by tiled splashbacks and offers space for appliances. Floor to ceiling double glazed windows to either side of a glazed door opens to the garden and stairs lead to the first floor.

FIRST FLOOR LANDING- White painted doors to principal rooms.

BEDROOM 1- A super double bedroom with sash window to the front and fitted wardrobes set into chimney recess.

BATHROOM- White suite comprising of bath with shower over, wc and wash hand basin set into a vanity unit. The suite is complimented by timeless white tiled walls.

STUDY/WALK THROUGH BEDROOM- Benefitting from elevated views over the rear garden and roof tops beyond. Fitted cupboard with double doors. Stairs continue to the second floor.

SECOND FLOOR LANDING- Door opens to;

BEDROOM 2- A comfortable double bedroom with far reaching views of the South Downs. The bedroom further benefits from fitted wardrobes and shelves.





Outside...

GARDEN- A courtyard style of garden with pathway meandering through, passing established, well stocked flower beds. The garden is of a desirable Westerly aspect and is enclosed by a pretty flint wall to two sides.



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



Location...

St Johns Street is a pretty road located in the heart of the 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 3-minute walk (source Google maps) and offers an extensive range of shops, public houses, restaurants and eateries as well as The Depot Cinema.

Lewes Mainline Railway Station is just an 8-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

There are many sports clubs to join which include Rugby, football, cricket, stoolball, golf, tennis, swimming, athletics and cycling to name just a few.

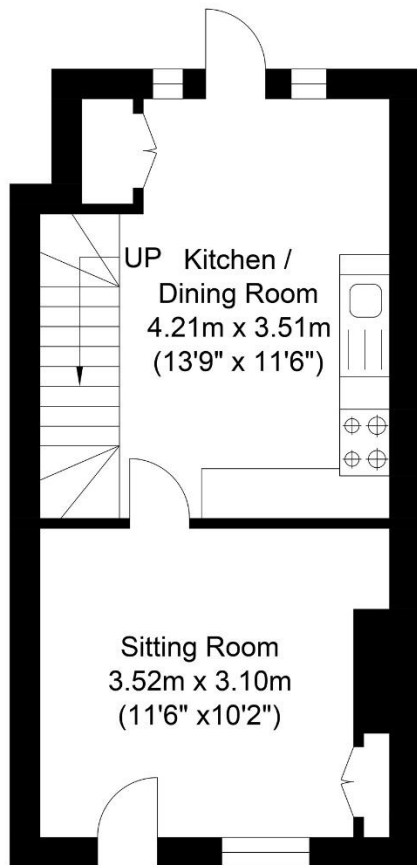


Tenure - Freehold

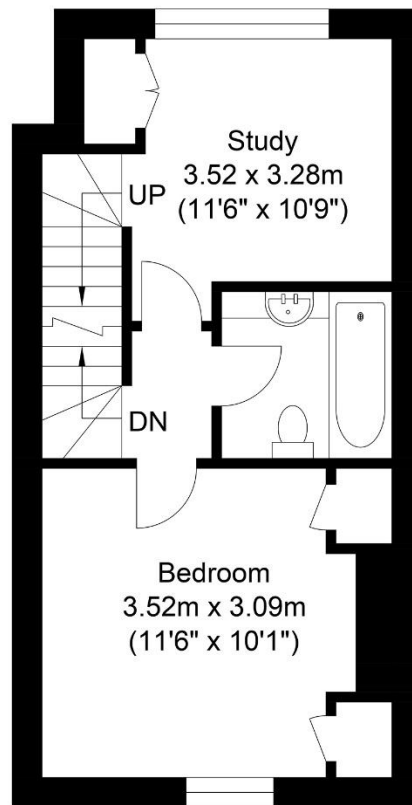
Gas Central Heating

EPC Rating - Grade II Listed

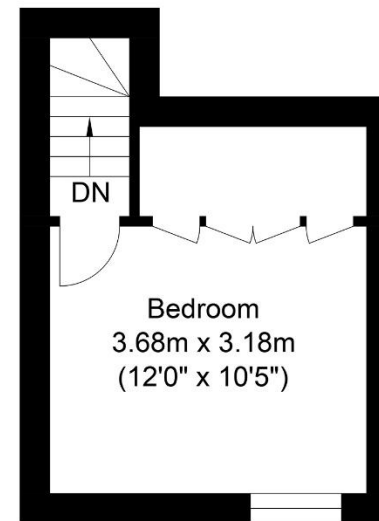
Council Tax Band - C



Ground Floor
Approximate Floor Area
274.69 sq ft
(25.52 sq m)



First Floor
Approximate Floor Area
274.69 sq ft
(25.52 sq m)



Second Floor
Approximate Floor Area
133.58 sq ft
(12.41 sq m)

Approximate Gross Internal Area = 63.45 sq m / 682.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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