



£500,000-£525,000 freehold

96 High Street, Lewes, East Sussex, BN7 1XH

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Overview...

A spacious and highly individual home of character waiting for an appreciative new owner. 96 High Street combines ancient and modern: the charm of the old and the stylish practicality of the new, providing a unique blend of spaces for living and working, to be used creatively. Renovations boast modern standards of fire protection and thermal and sound insulation.

The Grade II Listed, 4 storey home offers flexible and versatile accommodation offering 2/3 Bedrooms (both highly suitable for workspace/snug/occasional guests) and first floor living room. Enjoy the stunning, far-reaching, southerly views of the South Downs National Park from within the heart of the popular and historic market town of Lewes

The front door opens from the historic High Street to an entrance hall with Modern Kitchen Breakfast room which is flooded with natural light, inner lobby and WC/cloakroom to the rear. Downstairs to the garden floor is a Snug with double doors to the South Facing Courtyard. On the first floor there is a Sitting Room/Bedroom with bay window and ornate fireplace, and a further Bedroom with exposed floorboards. To the second floor we find further Bedroom and gorgeous Bathroom with vaulted ceiling and freestanding bath.



The property...

ACCOMMODATION

Entrance Hall- An impressive entrance hall and inner lobby which is the first indication of the impeccable attention to detail that has been implemented throughout this restoration. Featuring a gorgeous, exposed wood panelled wall and exposed floorboards. Doors to principal rooms and elevated views to the rear through a sash window. Stairs lead down to the lower ground floor and up to the first floor.

Kitchen/Breakfast Room- Modern fitted kitchen finished in a soft grey/green and complimented by white corian worksurfaces. The kitchen features a beautifully restored wood panel wall, a thought through bespoke lighting system and a clever display window provides privacy from passers by.

Lower Ground Floor- Stairs lead down from the entrance hall and open to;

Snug- A great additional reception room with double doors leading to the courtyard garden. The room features a high quality bespoke lighting system and a fitted cupboard under the stairs.

First Floor Landing- Exposed floorboards and white painted panelled doors to principal rooms. Stairs continue to second floor.

First Floor Living Room- A light bright open aspect room measuring a generous 14'5 x 12 and featuring exposed wide board floorboards, ornate ceiling cornice and a cast iron fireplace with timber mantel and surround. Raised bay window with elevated views over the historic High Street and along Westgate Street.

Bedroom - A bedroom full of charm and character featuring an exposed wood panel wall, exposed floorboards, an ornate fireplace and sash window with pretty views over rooftops and the South Downs in the distance. Fitted wardrobes/storage.





Property and Outside...

Second Floor Landing- Painted handrail and balustrade over stairs, exposed floorboards and white painted panel doors to principal rooms.

Bathroom- A wonderful bathroom boasting a vaulted ceiling with exposed timbers and roof window, further sash window to the front with elevated views over the historic high street. The room features exposed, painted floorboards and a boiler cupboard. The modern suite comprises of a freestanding designer bath, a generously sized shower enclosure, wc and wash hand basin.

Bedroom- A good size room with rear aspect providing excellent far reaching views over rooftops and to the South Downs in the distance. Exposed floorboards and fitted cupboard.

OUTSIDE

Rear Garden- A brick laid courtyard garden of a Southerly aspect and enclosed by walled boundaries. Former privy now used as a gardens store.





Location...

The property is superbly located, adjacent to Keere Street on the historic Lewes High Street. With a southerly facing courtyard garden the property boasts extraordinary views of the expanse of the South Downs National Park.

The property is ideally situated in the heart of Lewes with many independent shops, restaurants and public houses all within walking distance. Also close by are the Pells outdoor swimming pool, leisure centre and the Depot Cinema which offers local food and drinks 7 days a week.

Lewes Mainline Railway Station is within easy walking distance and offers direct trains to London Victoria, Brighton, Gatwick and Eastbourne. There is also a regular bus service that runs locally and to Brighton and Tunbridge Wells.

Lewes holds a lot of history and the stunning Grange Gardens, Lewes Castle and the Priory Ruins create local, picturesque walks.

Lewes prides itself with its array of sports clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

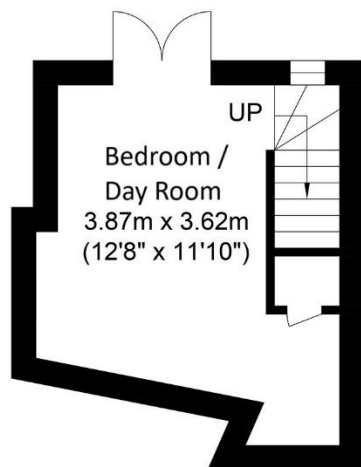
Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School

Tenure - Freehold our vendor clients advise the property has a flying freehold over the neighbours basement, under the Kitchen of number 96.

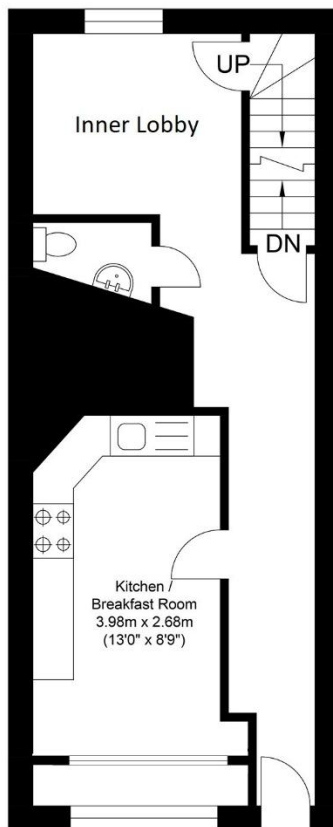
Gas central Heating

EPC Rating - Grade II Listed Council Tax Band - E

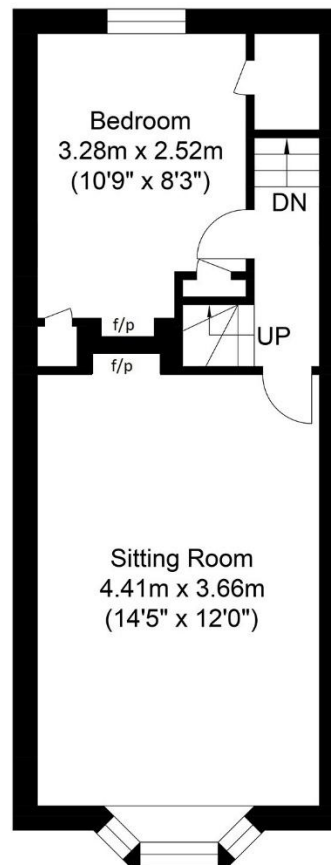




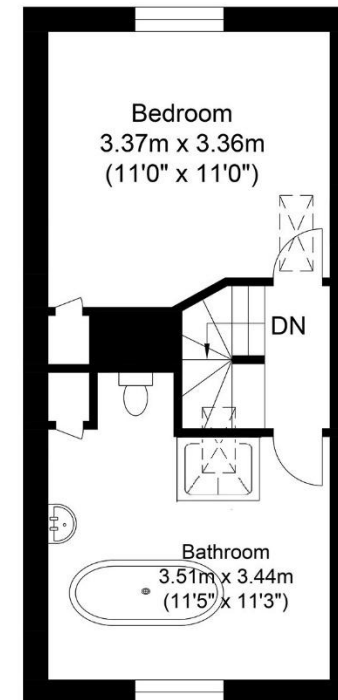
Lower Ground Floor
Approximate Floor Area
148.86 sq ft
(13.83 sq m)



Ground Floor
Approximate Floor Area
352.94 sq ft
(32.79 sq m)



First Floor
Approximate Floor Area
352.94 sq ft
(32.79 sq m)



Second Floor
Approximate Floor Area
296.33 sq ft
(27.53 sq m)



Approximate Gross Internal Area = 106.94 sq m / 1151.09 sq ft

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

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