

Priory Street, Lewes, BN7 1HH

Guide Price £700,000

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Price Guide £700,000 - £750,000

A beautifully presented four bedroom period home situated in the highly desirable Southover area of Lewes, close to the mainline railway station, Grange Gardens and the historic town centre.

Arranged over three floors and offering approximately 1,310 sq ft of accommodation, the property combines attractive period features with a high quality contemporary finish.

The ground floor features a semi open plan sitting and dining room with exposed floorboards and feature fireplace, opening into an impressive bespoke kitchen breakfast room with marble worksurfaces, breakfast bar, sky lantern and doors onto the garden. There is also a useful pantry, utility room and ground floor cloakroom.

The first floor provides three bedrooms and a modern family bathroom, with the two principal bedrooms on this level benefiting from fitted wardrobes and ornate fireplaces.

The entire second floor is dedicated to an impressive principal bedroom suite with herringbone flooring, fitted storage, en suite shower room and far reaching views towards Lewes Castle, the South Downs and Ouse Valley.

Outside is a private landscaped rear garden enjoying a desirable southerly aspect.

Priory Street is ideally placed for Lewes Mainline Railway Station, the High Street, The Depot Cinema and Grange Gardens, while also providing excellent access to nearby recreation grounds and the South Downs.

























Living Room
11'7" x 11'1" (3.53m x 3.38m)

Kitchen/Breakfast Room
16'2" x 13'2" (4.93m x 4.01m)

Dining Room
12'1" x 10'6" (3.68m x 3.20m)

Utility Room

Bedroom One
14'4" x 13'11" (4.37m x 4.24m)

Bedroom Two
12'2" x 10'10" (3.71m x 3.30m)

Bedroom Three
11'3" x 11'2" (3.43m x 3.40m)

Bedroom Four
11'1" x 6'11" (3.38m x 2.11m)

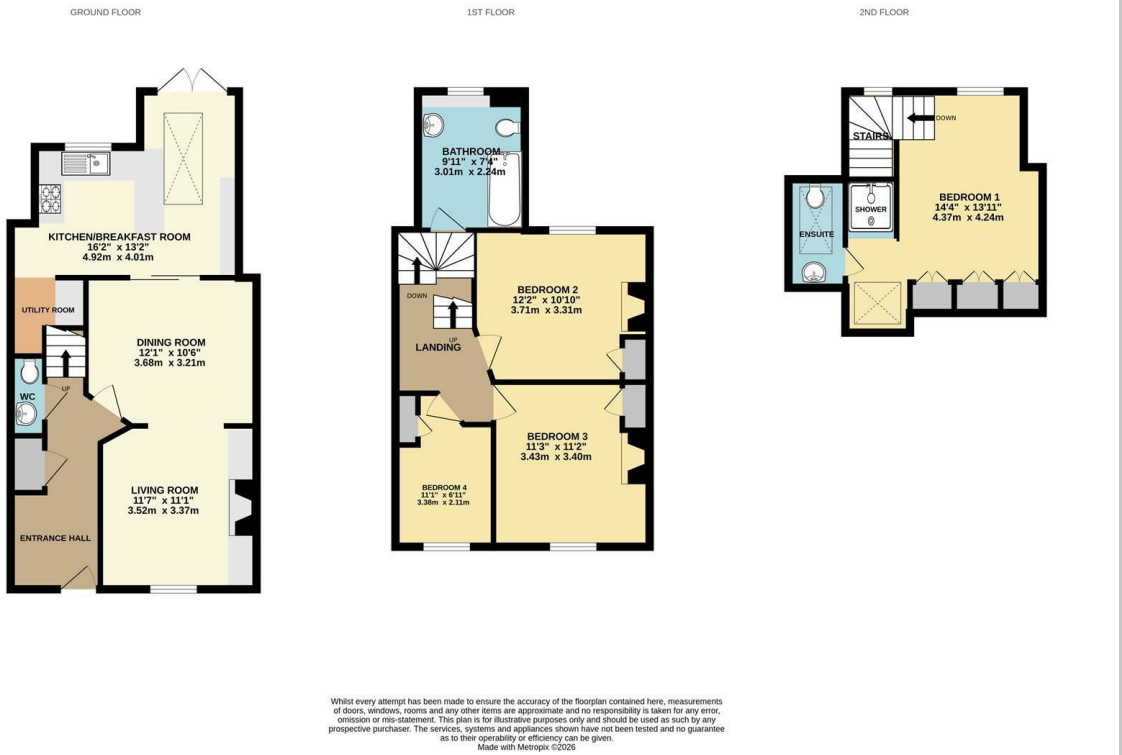
Bathroom
9'11" x 7'4" (3.02m x 2.24m)

Ensuite

WC

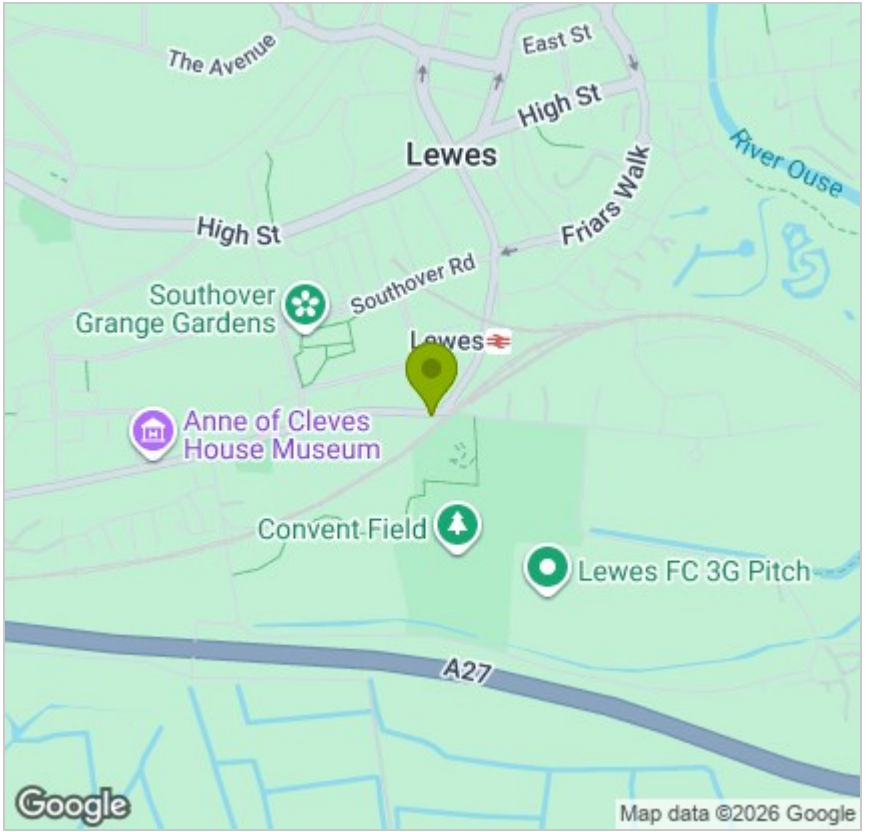
Council Tax Band D - £2,888.03 Per Annum

Floor Plan

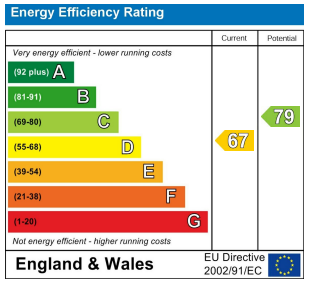


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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