



OAKFIELD



St. James Street, Lewes

Price Guide £700,000



SUMMARY

A Classic Victorian Gem in the Heart of Southover - Situated on a quiet and highly desirable residential street in the historic Southover district of Lewes, St James Street is a quintessential Victorian townhouse that beautifully marries period charm with modern family living. Set across four floors, this home has been thoughtfully maintained to create a bright, airy, and welcoming atmosphere that feels both elegant and lived-in.

The ground floor is designed for effortless flow. At the front, the formal sitting room offers a peaceful retreat, featuring high ceilings and a classic fireplace that serves as a warm focal point for winter evenings. To the rear, the house opens into a generous kitchen, dining and family room—the true heart of the home. A dry cellar is accessed via the kitchen - This versatile space flows from the modern kitchen, making it ideal for everything from busy school mornings to weekend dinner parties. The rear opens up with bi-fold doors taking in the view of the larger than average garden. The garden itself is a delightful west facing sanctuary, offering a mix of paved terrace and lawn, perfect for alfresco dining. A garden room, raised beds and a summer house. Also with the benefit of side access.

The upper floors continue to impress with their sense of space and light. On the first floor, you'll find two well-proportioned bedrooms and a stylish family bathroom. The



journey continues to the second floor, where a charming top floor bedroom offers elevated views over the historic rooftops of Lewes toward the surrounding hills. Throughout the home, original features like sash windows and period detailing act as a reminder of the property's heritage.

The location is second to none for those seeking the best of Lewes life. You are tucked away from the noise, yet only moments from the town's vibrant pulse. Lewes Mainline Station is a mere 0.3 miles (approx. 5-minute walk) away, offering direct and frequent services to London Victoria (65 mins)



Sitting Room

12'0" x 12'0"

Kitchen

11'0" x 11'0"

Dining Room

20'0" x 10'0"

Bedroom One

14'0" x 12'0"

Bedroom Two

12'0" x 12'0"

Bedroom Three

11'0" x 7'0"

Bathroom

Cellar

12'0" x 12'0"

Council Tax Band D - £2,627.39 Per Annum











INFORMATION

Tenure

Freehold

Local Authority

Lewes Borough Council

Council Tax Band

D

Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

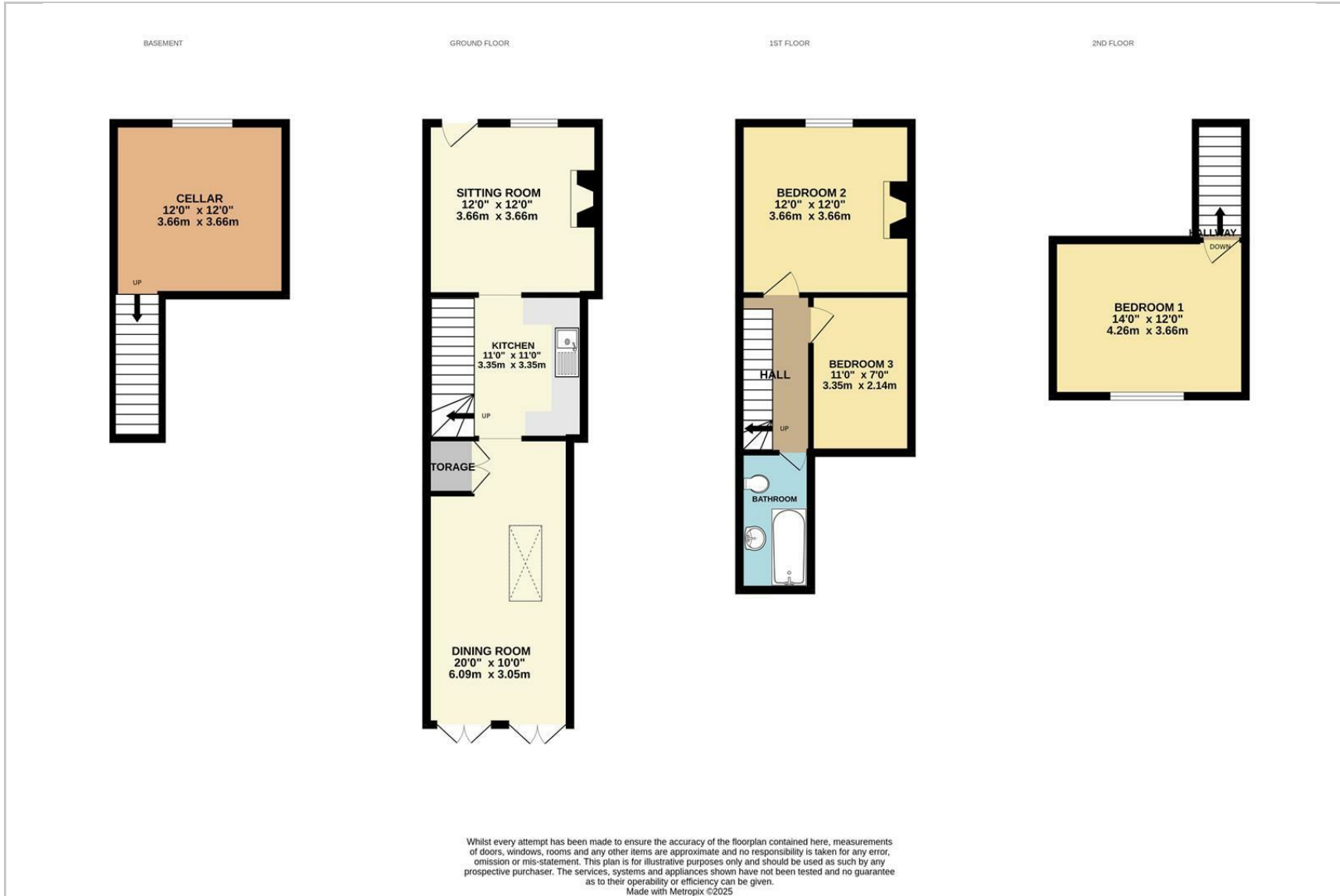
Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

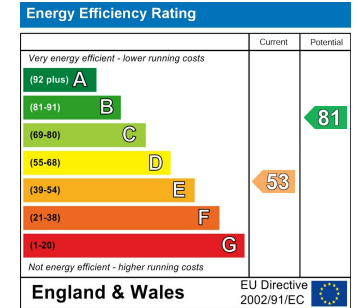
Area Map



Floorplan



Energy Efficiency Graph



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