



OAKFIELD



Priory Street, Lewes. BN7 1HJ

Price Guide £750,000



## Priory Street, Lewes. BN7 1HJ

Guide Price £750,000 - £800,000

A vibrant three-bedroom home in the heart of Lewes – with a stunning modern kitchen/diner, light-filled living space, amazing castle views, a balcony, and private garden – just minutes from the station and High Street.

Positioned on highly sought-after Priory Street, this terraced home perfectly combines central convenience, contemporary style, and period character. The ground floor has been completely modernised, with the kitchen/diner at the front of the house featuring a bright bay window and sleek new appliances – a perfect hub for family breakfasts and dinner, or entertaining. The living area at the back boasts a large window and skylight, giving the space generous natural light, and an elevated outlook over the town and Lewes Castle, creating a welcoming retreat for relaxing or hosting friends. A contemporary shower room on the ground floor completes this level.

Upstairs, two characterful bedrooms share a modern first-floor shower room, each enjoying open outlooks and period charm. The top-floor principal bedroom is a true standout – the largest of the three, bursting with natural light, original features, and spectacular views across the town and castle, offering a private sanctuary for the whole family.

Outside, a balcony at the back provides the perfect spot for morning coffee or evening drinks, while steps lead down to a private garden, with undercroft storage for bikes, toys, or practical day-to-day use.

With the railway station, High Street, and local amenities just moments away, this home delivers a rare combination of modern convenience, family-friendly spaces, and central Lewes charm.





### Living Room

19'1" x 14'1" (5.82m x 4.29m)

### Kitchen

22'3" x 14'1" (6.78m x 4.29m)

### Shower Room

5'5" x 4'3" (1.65m x 1.30m )

### Bedroom One

14'0" x 13'8" (4.28m x 4.18m)

### Bedroom Two

11'11" x 7'1" (3.64m x 2.17m)

### Bedroom Three

9'1" x 7'1" (2.77m x 2.16m)

### Shower Room

6'11" x 4'6" (2.11m x 1.37m)

**Council Tax Band D - £2,627.39 Per Annum**



## Floor Plan

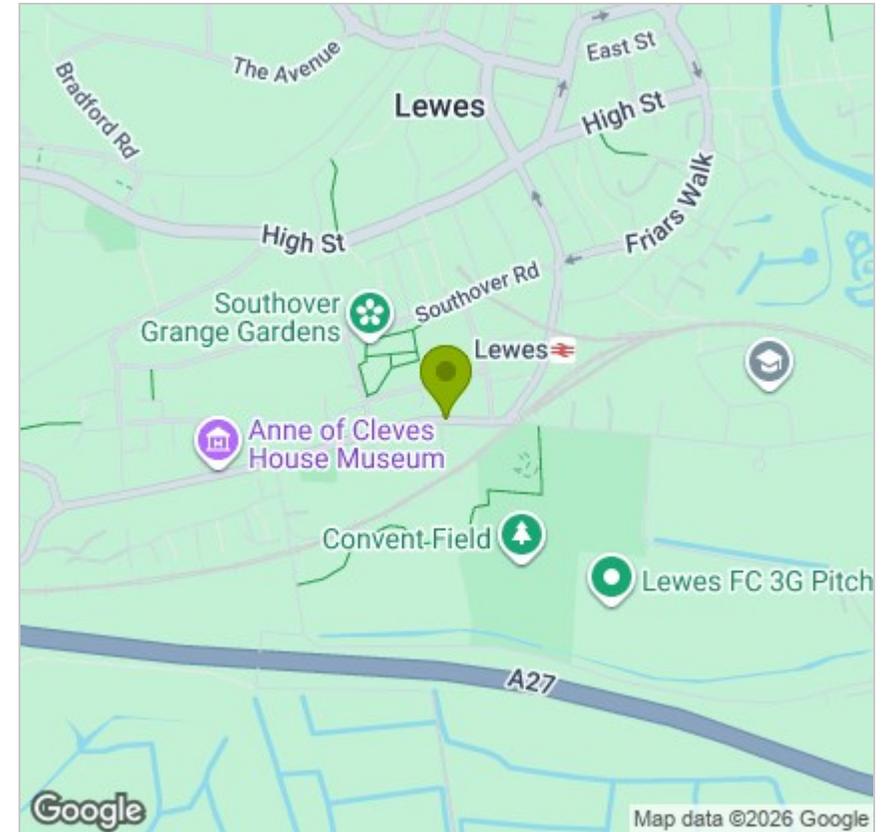


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

