



OAKFIELD

High Street, Lewes, BN7 1XH

Asking Price £550,000



High Street, Lewes, BN7 1XH

A Grade II Listed three bedroom Georgian townhouse conveniently situated on the High Street within walking distance of all Lewes' amenities. Occupying five floors, this intriguing property offers beautiful views of the South Downs and functional living across versatile accommodation.

The light accommodation comprises Ground Floor Entrance hall; Kitchen with fitted units and solid wood work surface over, under counter space for fridge and dishwasher, space for freestanding gas cooker, butler sink, sash window, Karndean tile-effect floor; Step down into open plan Dining Room with glazed feature window, access to High Street, painted wood floorboards.

Lower Ground Floor: Study with fitted cupboards, brick flooring, access to Patio; Cloakroom with low-level WC, inset hand-wash basin with tile surround; Cellar/ Utility Room with plumbing for washing machine and tumble dryer, brick flooring.

First Floor: Hallway with airing cupboard housing the water cylinder; Bedroom 3 with sash window, feature fireplace with wooden mantel; Sitting Room with bow window, fitted cupboard.

Second Floor: Family Bathroom with panelled bath, tiled shower cubicle, vanity with inset hand-wash basin, low-level WC, storage cupboard with louvre door, towel rail, large sash window, feature fireplace with wooden mantel, Karndean dark wood effect floorboards; Bedroom 1 with bow window, feature fireplace with wood mantel, fitted cupboard/wardrobe.

Third Floor: Loft Space intersected by chimney breast to provide Bedroom 2 and a dressing room with fitted wardrobes.

All mains services. Gas-fired central heating. Lewes District Council Tax Band E.

Outside: Accessed from the Lower Ground Floor, a private, fully enclosed, south-facing Patio Garden with a cupboard housing the 'Alpha' Boiler.





Location

The property is conveniently situated along Lewes High Street within a very short walk of Grange gardens and Lewes mainline railway station with services to London Victoria (just over the hour). The historic county town of Lewes offers many individual specialist shops along with major supermarkets including Waitrose and Tesco, three screen cinema and schooling for all ages. The universities of Brighton & Sussex are approximately 6 and 9 miles respectively, Glyndebourne Opera House is approximately 4 miles in distance.

Kitchen/Dining Room

24'9 x 10'11 (7.54m x 3.33m)

Study/Reception Room

12'0 x 11'10 (3.66m x 3.61m)

Sitting Room

14'4 x 10'1 (4.37m x 3.07m)

Bedroom

10'9 x 8'10 (3.28m x 2.69m)

Bedroom

14'4 x 10'0 (4.37m x 3.05m)

Bedroom

19'3 x 14'6 (5.87m x 4.42m)

Council Tax Band - E £3,060 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph