



OAKFIELD



Friars Walk, Lewes  
£2,825 Per Calendar Month



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# SUMMARY

**\*\*Deposit Replacement Available – Provided by Zero Deposit\*\***

A truly stunning and deceptively spacious Grade II listed 3/4 bedroom townhouse in the heart of Lewes Town Centre offers light and spacious accommodation across 4 floors.

The accommodation comprises:

Ground Floor: Solid wood Front Door into Entrance hall; Sitting Room with large open fireplace, alcoves with fitted cupboards and shelves, original ceiling roses, access to basement; Wet Room with walk in shower, wall mounted hand wash basin, low level WC, heated towel rail, half tiled walls, tiled floor; bespoke Inglis Hall fitted kitchen with integrated dishwasher drawers, integrated oven with gas hob over, space for fridge freezer, skylight, fitted seating for Dining area, French doors to Courtyard Garden. Cellar with washing machine, dryer, freezer, fitted shelves, brick floors, cobblestone wall divide.

First Floor: Bedroom 1 with fitted wardrobe with fitted cupboards to each side, alcoves with fitted shelves and cupboards; bifold doors to Bedroom 3/Dressing Room with bay window, window seat with storage, feature fireplace, fitted cupboards.

Second Floor: Family Bathroom with shower cubicle, panelled bath, pedestal handwash basin, low level WC, airing cupboard with Vaillant Boiler; Bedroom 2 with fitted shelves, solid wood floors.

Third Floor: Bedroom 4 in the eaves with dormer window,



storage in the eaves, solid wood floors.

Please note:

An annual household income of £84,750 is required to pass the affordability requirement.



**Sitting Room**

21'2" x 14'5"

**Kitchen**

13'1" x 10'8"

**Bedroom**

14'5" x 10'5"

**Dressing Room**

11'10" x 10'8"

**Bedroom**

14'2" x 10'6"

**Bedroom**

13'3" x 12'1"

**Cellar**

14'5" x 10'2"

**Council Tax Band E - £3625**













# INFORMATION

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## Local Authority

Lewes District Council

## Council Tax Band

E

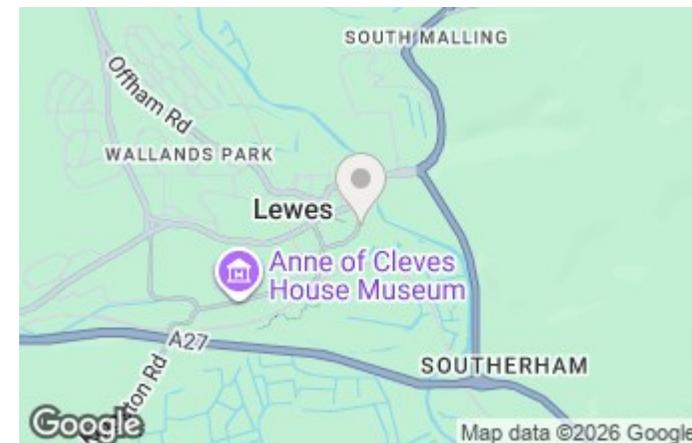
## Opening Hours

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

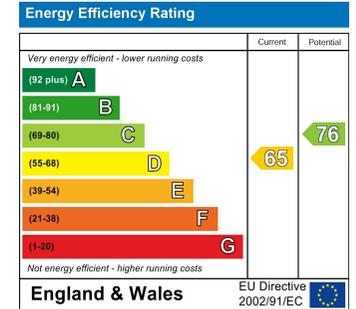
## Friars Walk, Lewes, BN7 2QD

Approximate Gross Internal Area  
167.9 sq m / 1807 sq ft  
(Including Eaves / Cellar)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022

# Energy Efficiency Graph



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.