

£290,000 guide price

32 St John Street, Lewes, East Sussex, BN7 2QE

MANSELL McTAGGART
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The property…

We're pleased to present this charming cottage, located in the popular Pells area of Lewes and situated in the heart of the historic town, within easy reach of the town centre and Mainline Railway Station.

The property boasts views over the South Downs, a private outdoor space, cottage style bathroom and double bedroom, complete with a fitted kitchen.

SITTING ROOM- Front door to living area with front aspect secondary glazed sash window, laminate flooring, open to-

KITCHEN- Comprising of a range of wall and base units with cupboards and drawers and matching work surfaces, sink with rear aspect window above, overlooking the rear garden, tiled surround and flooring. Space for a gas/electric cooker. A small fridge, washing machine and slimline dishwasher, door to the rear providing direct access to rear garden. Workspace and storage is furthered from fitted cabinetry and shelving under the stairs. Stairs to first floor

FIRST FLOOR LANDING- Rear window with views towards the South Downs and doors to principal rooms

BEDROOM- Double bedroom with front aspect secondary glazed sash window overlooking St John Street

BATHROOM- Cottage style comprising a panel enclosed bath with tiled surround, pedestal hand wash basin, low-level wc, chrome heated towel rail, airing cupboard, hatch to loft and rear aspect window overlooking the rear garden and further over the















Outside and Location…

REAR GARDEN- Low-maintenance courtyard space with raised flowerbed to the southerly border, space for potted plants and relaxing. The garden is otherwise enclosed by painted brick boundaries and benefits from a garden shed for storage

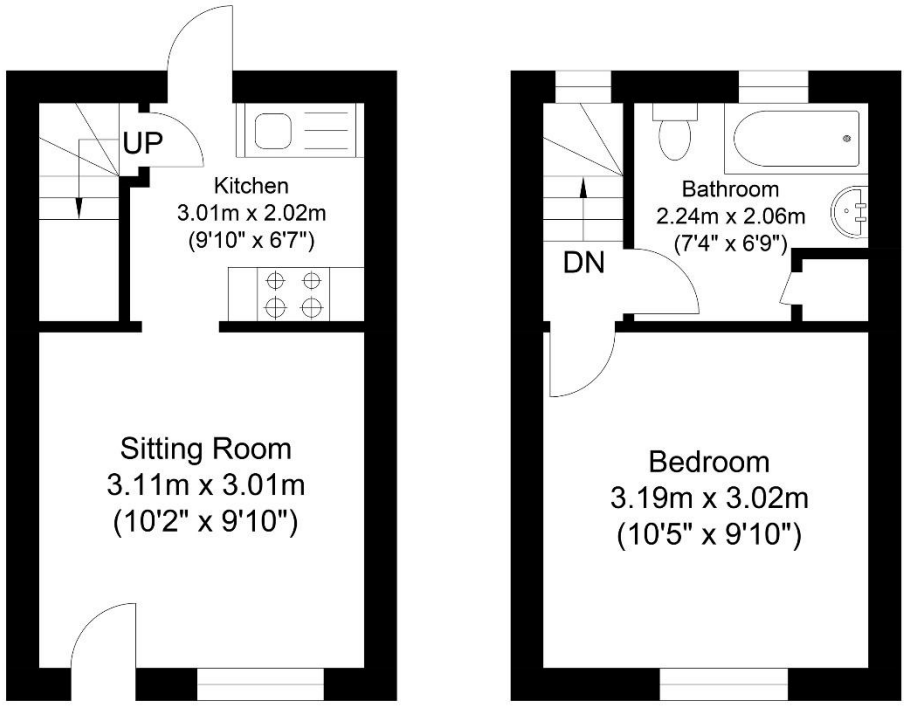
St John Street is located in the heart of Lewes town centre in the popular Pells area of Lewes. The High Street is just a 3-minute walk away and the Mainline Railway Station just a little further.

Lewes town centre boasts an excellent choice of shops, restaurants, cafes and public houses, along with antique centres, coffee shops and The Depot Cinema.

The Mainline Railway Station offers regular, direct services to London, Brighton and Gatwick.

Tenure – Freehold
Gas Central Heating
EPC Rating – C
Council Tax Band – B

For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
169.42 sq ft
(15.74 sq m)

First Floor
Approximate Floor Area
169.42 sq ft
(15.74 sq m)

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Approximate Gross Internal Area = 31.48 sq m / 338.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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