



5 Broomans Terrace

Broomans Lane, Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented three-bedroom mews home, with breathtaking views, in a quiet, yet central location in Lewes.

A stunning mews house, set in a peaceful twitten just off Lewes’ historic High Street, offering panoramic views across the town and towards the surrounding South Downs countryside. The property features light, airy and stylish living space with bespoke fittings, wood burner and attractive décor throughout.



2 RECEPTION ZONES



3 BEDROOMS



1 BATHROOM



PRIVATE PARKING



COURTYARD



SHARE OF FREEHOLD



TOWN



1,123 SQ FT



£925,000 GUIDE PRICE



The property

5 Brooman’s Terrace is a splendid three-bedroom mews property, set across three levels of beautifully appointed accommodation. The property has been recently renovated with a focus on sustainability and energy efficiency, offering attractive contemporary styling throughout, including a neutral colour palette and bespoke fittings. The upper levels of the accommodation benefit from large windows offering panoramic views towards the breathtaking South Downs countryside.

The ground floor has a welcoming entrance hall with tiled flooring and built-in bench seating with storage underneath. There is a utility area towards the rear with a sink and space for a washing machine and a tumble dryer, while the ground floor also has the principal bedroom and the family bathroom. The principal bedroom has a splendid exposed brick feature wall and a door opening to the terrace garden, while the bathroom has a freestanding bath, a separate shower with a rainfall shower head and a pedestal washbasin.

A turned staircase leads to the first-floor landing, off which there are two further well-presented double bedrooms of similar proportions, as well as a cloakroom with a WC and a washbasin. The stairs continue to the second floor where there is an impressive open-plan sitting area, dining area and kitchen. Extending to 30ft across the entire upper level, there is a skylight overhead, wooden flooring and a logburner, as well as built-in storage and two large windows offering those far-reaching South Downs views. There is space for both a seating area and a family dining table, while the kitchen itself has bespoke wooden units to base and wall level, as well as integrated appliances including an oven, an induction hob, fridge and dishwasher.



Outside

The property is accessed via a gated entrance on Brooman's Lane, a footpath leading from the High Street, with a shared entrance at the rear of Brooman's Terrace. There is private parking and also parking is available on-street in permit-holder bays around Lewes town centre. The property has a low-maintenance terraced garden at the front, with space for pot plants and a seating and al fresco dining area, enclosed by a frosted glass balustrade for a sense of privacy from surrounding buildings. There is also a communal store and communal bin store.

Location

The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including an independent cinema and the oldest freshwater outdoor swimming pool in the UK.

The eclectic town also offers a weekly farmers market with artisan coffee roasters, cheese makers, bakeries, and fresh fish from Newhaven. Local vineyards and breweries are a plenty; Harvey's, Beak and Abyss Breweries, in conjunction with local vineyards and restaurants at Rathfinny, Ridgeview, Artelium and Bolney.

More comprehensive amenities are available in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include opera at Glyndebourne, numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, and sailing at Brighton.

Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (0.3 mile) offers regular services to central London (London Victoria 1 hour 8 minutes).

Distances

- Lewes High Street 99 metres
- Brighton 9.0 miles
- Hassocks 9.0 miles
- Seaford 10.5 miles
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Nearby Stations

- Lewes

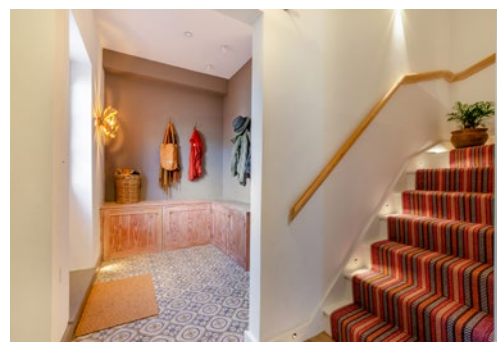
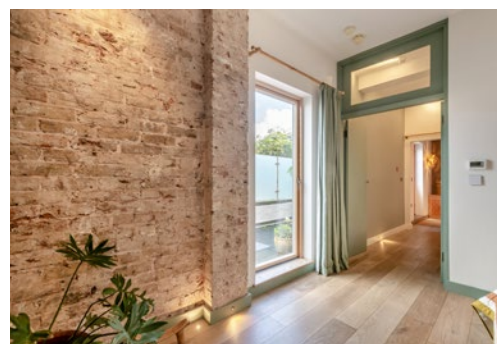
Key Locations

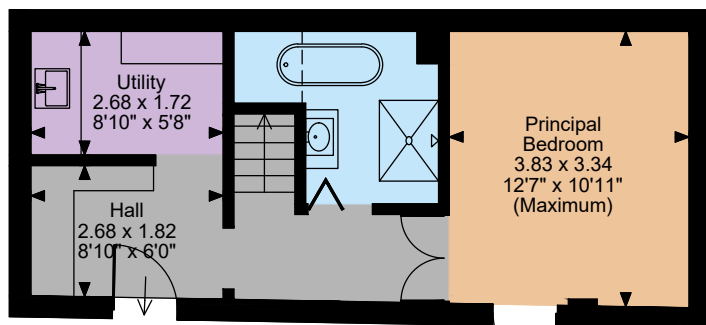
- South Downs National Park and South Downs Way
- Pells Pool
- River Ouse
- Anne of Cleves House
- Lewes Castle
- Charleston Gallery
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)

- Glyndebourne
- Charleston Farmhouse
- Sussex Heritage Coast
- Brighton Royal Pavilion

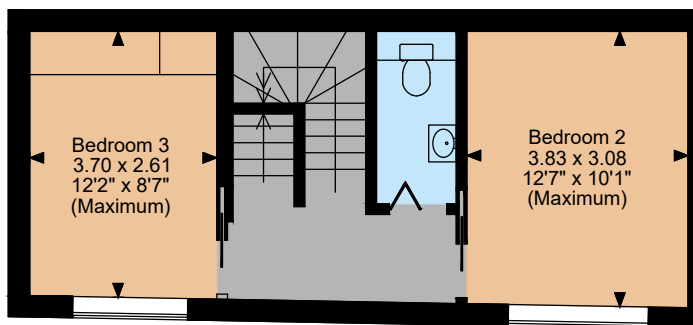
Nearby Schools

- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Priory School
- South Malling CofE Primary School
- Iford and Kingston CofE Primary School
- Hamsey Community Primary School
- Barcombe CofE Primary School
- Plumpton College

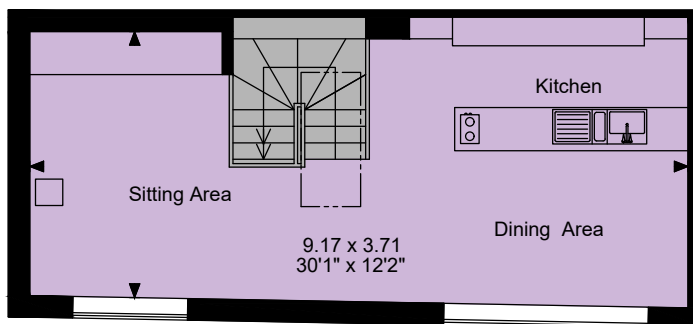




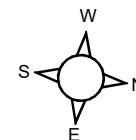
Ground Floor



First Floor



Second Floor



Floorplans

House internal area 1,123 sq ft (104 sq m)
For identification purposes only.

Directions

BN7 2BH

what3words: ///autumn.radiating.collide

General

Local Authority: Lewes District Council

Services: Mains water, electricity and drainage. Air-source heat pump.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: Band B

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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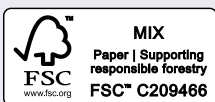
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Lewes

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