



8 Southover High Street

Lewes, East Sussex

**STRUTT
& PARKER**

What's on @ THE PRINCE'S HEAD
TONIGHT - BEYOND THE BLUES (LIVE)
8:30pm

A charming Grade II Listed cottage offering an opportunity to undertake a renovation project

Positioned amidst a terrace of period properties, a two-bedroom heritage dwelling with an elevated rear courtyard and the backdrop of the glorious South Down National Park. An exciting project in the heart of the historic town and with the convenience of being just moments from the mainline station.



2 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



RESIDENTS PARKING



COURTYARD



FREEHOLD



TOWN



751 SQ FT



£500,000



The property

Believed to date to the era of the early 19th century, Number 8 Southover Hight Street has a street-side visual appeal with pastel-painted elevations, sash windows, a recessed 20th century bay window at the frontage and an arched entrance portal. Sheltered between two handsome, lofty period properties, the cottage has an appearance of being diminutive in comparative size, and inside the timeliness for a make-over is immediately apparent, but this town centre gem provides irrefutable potential.

The ground floor reception rooms include a sitting room, enhanced by the natural light from the bay window and centred around a feature fireplace, alongside an adjacent dining room. To the rear, an inner hall links to the kitchen which has an outlook to the courtyard garden, with cabinets fitted to three walls and a retro glazed hatch opening to the dining room.

A stairway rises to the first floor rooms which provide two bedrooms with front aspect viewpoints. The family bathroom is on the upper level, with an adjoining cloakroom which complements a further cloakroom facility on the floor below.



Outside

Forming part of a pretty street-scene, the frontage of the cottage sits alongside the pedestrian walkway towards the top of an inclined lane. Benefitting from an al fresco setting, the property has a rear external door which opens onto an outside niche which is enclosed by retaining walls. A series of steps rises to an upper courtyard garden area, which is paved with a walled surround and planted beds at the boundaries. Climbing shrubs adorn the perimeters and include a wisteria which rambles over a timber trellis atop the wall. There is external access to a boiler room and storage outbuilding which offers a hide-away for garden equipment and paraphernalia.

Location

Southover High Street is ideally situated for easy access to Lewes's vibrant High Street and to the mainline railway station which offers services to London Victoria (1hr 14mins), as well as to the coastal towns of Brighton and Eastbourne. The town provides an eclectic collection of shops, as well as eateries and public houses, with cultural and recreational facilities including a cinema and theatres; golf, sports and football clubs, and a seasonal outdoor swimming pool. The A27 lies just to the south of Lewes and provides fast access to the A23/M23, Gatwick Airport and the national motorway network. The coastal, business and entertainment city of Brighton & Hove is nearby and well-regarded schooling in the vicinity includes Western Road Community Primary School, Southover C of E Primary School and Lewes Old Grammar School.



Distances

- Lewes High Street 320 metres
- Brighton 8.5 miles
- Uckfield 8.8 miles
- Eastbourne 17 miles
- London Gatwick Airport 31 miles
- Central London 69 miles

Nearby Stations

- Lewes
- Glynde
- Cooksbridge

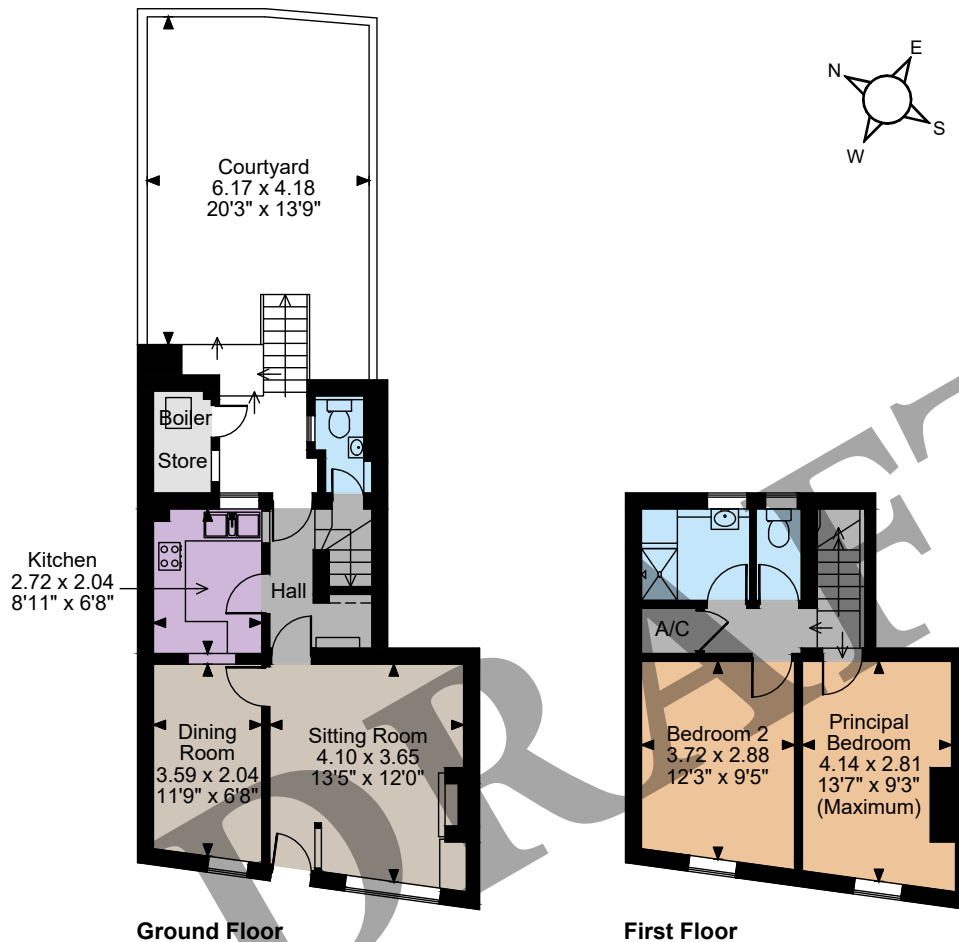
Key Locations

- Lewes Castle & Museum
- Glyndebourne (Music Festival Venue)
- South Downs National Park
- Plumpton Racecourse
- Sheffield Park (House & Gardens)
- Ashdown Forest

Nearby Schools

- Southover CofE Primary School
- Western Road Community Primary School
- Priory School
- Lewes Old Grammar School





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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 751 sq ft (70 sq m)

Store internal area 23 sq ft (2 sq m)

Total internal area 774 sq ft (72 sq m)

For identification purposes only.

Directions

BN7 1HS

///what3words ///seaside.plotter.homelands

General

Local Authority: Lewes District Council.

Services: All mains services. Gas-fired central heating.

Broadband: TBC

Council Tax: Band D

EPC Rating: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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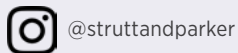
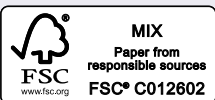
Lewes

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