



18 St Anne's Crescent

Lewes, East Sussex

**STUTT
& PARKER**

BNP PARIBAS GROUP

An attractive mid-terrace family home in a convenient location near to the High Street

A handsome attached period property with four bedrooms, three reception rooms, a courtyard and low-maintenance rear garden. It is located in a quiet sought-after crescent in the town centre, near to the station and local amenities.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



ON STREET PARKING



GARDEN



FREEHOLD



TOWN



1,632 SQ FT



£975,000

The property

18 St. Anne's Crescent is an attractive rendered mid-terrace family home offering more than 1,600 sq. ft. of light-filled flexible accommodation arranged over four floors, sensitively combining modern amenities with a wealth of period features including large sash glazing, high ceilings, exposed wooden flooring to the main reception rooms and some original fireplaces. Configured to provide a stunning family and entertaining space, the ground floor accommodation flows from a welcoming entrance lobby and through reception hall with useful cloakroom and a door to the rear garden and briefly comprises a spacious sitting room with front aspect bay window and feature fireplace with woodburning stove, flanked on each side by bespoke shelving, opening into a generous family room with rear aspect bay window.

Stairs descend to the lower ground floor, dedicated to a spacious rear aspect kitchen with a range of contemporary wall and base units including a large central island, complementary worktops and splashbacks and modern integrated appliances,

opening into a dining room with front aspect bay window, feature fireplace with woodburning stove and a door to a side porch and small courtyard garden with useful store and steps to the front garden.

On the first floor the property provides a principal bedroom with front aspect bay window and built-in storage, one further double bedroom and a modern family bathroom. The property's two remaining bedrooms can be found on the second floor, together with a contemporary family shower room.

Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance block paved front garden with steps rising to the front door. The enclosed part-walled garden to the rear is gravelled for ease of maintenance and features well-stocked raised flower and shrub beds, the whole providing an ideal space for entertaining and al fresco dining.



Location

St. Anne's Crescent is located just to the west of Lewes High Street (0.1 mile). Bordered by the River Ouse, the vibrant county town of Lewes forms part of the South Downs National Park and provides excellent boutique and high street shopping, supermarkets including Waitrose, cafés, restaurants, public houses, a cinema, golf course, outdoor swimming pool and racecourse. Further amenities are also available in both Brighton and Haywards Heath. Local sporting facilities include several golf courses, show jumping at Hickstead, further horse racing at Brighton and Goodwood, sailing at Brighton and Chichester together with opera at Glyndebourne. Communications links are excellent, with the A27 (1.1 miles) giving access to the A23/M23 and motorway network. The area offers a good selection of state primary and secondary schooling including Southover CofE Primary School, Western Road Community Primary School, Lewes Old Grammar School, Wallands Community Primary School, Priory School and South Malling CofE Primary School. There is also a range of independent schools including Lewes Old Grammar and Northease Manor.

Distances

- Brighton 7.9 miles
- Haywards Heath 11.6 miles
- London Gatwick Airport 31.2 miles
- London Heathrow Airport 69.3 miles
- Central London 70.5 miles

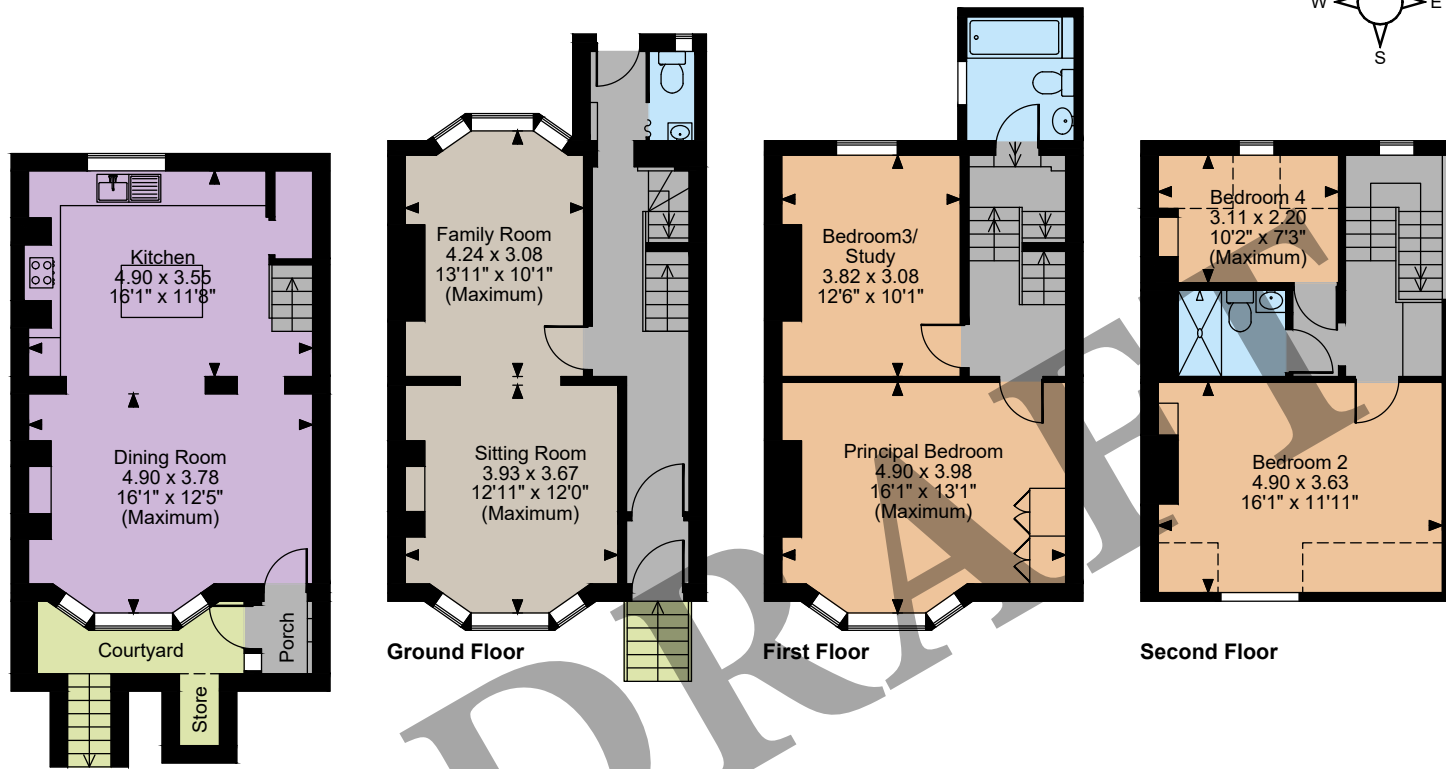
Nearby Stations

- Lewes (Brighton 17 minutes, Haywards Heath 21 minutes, London Victoria 68 minutes)
- Cooksbridge
- Falmer

Key Locations

- South Downs National Park
- Anne of Cleves House
- Lewes Castle
- Southover Grange Gardens
- Glyndebourne





Floorplans

House internal area 1,632 sq ft (152 sq m)
For identification purposes only.

Directions

BN7 1SB
///what3words: export.tapes.honey - brings you to the front of the house

General

Local Authority: Lewes District Council
Services: All mains services. Gas central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F
EPC Rating: TBC

Lower Ground Floor

Ground Floor

First Floor

Second Floor

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

Denotes restricted head height

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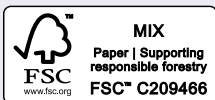
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