



38 St. Nicholas Lane, Lewes, East Sussex

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38 St. Nicholas Lane Lewes, East Sussex BN7 2JZ

A luxury contemporary 3/4 bedroom property with courtyard and west-facing sun terrace in a quiet yet wonderfully central location in much sought-after Lewes town centre

Lewes station 0.2 miles (London Victoria 64 mins), Brighton 8.6 miles, M23 (J11) 26.1 miles, London Gatwick Airport 26.4 miles

Entrance hall | Sitting area | Dining area | Kitchen | Utility | Cloakroom | Large office/Bedroom | Principal bedroom with shower room and terrace | 1 Further bedroom | Family bathroom | Eaves storage | Patio | 2 allocated parking spaces nearby | EPC rating B

The property

38 St. Nicholas Lane is a stylish brick-built residence that offers more than 1,700 sq. ft. of versatile and beautifully presented accommodation arranged over three airy floors. It benefits from light-filled open-plan living, along with a south-westerly facing courtyard, Juliet balcony and sun terrace.

The entrance hall with cloakroom and stairway to the first floor, flows into the stylish open-plan 37 ft. kitchen, dining and sitting room, with two sets of French doors opening to the sunny, enclosed courtyard. There is ample space for dining, entertaining and relaxing with a peaceful outlook, whilst the kitchen comprises a good range of modern wall and base cabinetry and storage units, along with various integrated appliances.

The roomy first floor is home to two 19 ft. rooms, a front bedroom currently used as an office which could be easily converted to two double bedrooms, an attractive principal bedroom with a Juliet balcony and a wall of bespoke fitted sliding wardrobes and a contemporary family bathroom. Rising to the second floor, a stunning 19 ft. bright bedroom has a sleek shower room, plenty of storage in the eaves and French doors opening directly onto the generous feature sun terrace with far-reaching, breath-taking views.

Outside

The property benefits from an enviable central location with 2 nearby parking spaces. Approached via a quiet residential road, the property also enjoys a ground floor decked and part bricked-paved courtyard and a good-sized decked sun terrace to the second-floor level. These enclosed outdoor spaces enjoy a westerly aspect and as such are ideal sun traps to dine al fresco and entertain guests, with ample space for a range of planting if desired. Access is also available to a large roof terrace in The Printworks development nearby. The recycling centre, where the bins are situated, can also be found here.

Location

This vibrant and historic county town forms part of the scenic South Downs National Park and provides a range of supermarkets including a Waitrose, individual shops, restaurants and recreational facilities, with fast mainline rail links to London Victoria. The A27 links to the A23/M23 and Gatwick Airport. The nearby coastal, business and entertainment city of Brighton & Hove offers an even more extensive range of amenities. Several notable schools are nearby, including Brighton College.

Agents note: Whilst the property is currently arranged as three bedrooms, it could easily be four by partitioning the current office, as it has two windows and two doors. The property was initially purchased off-plan and the current owners decided to have one large office.





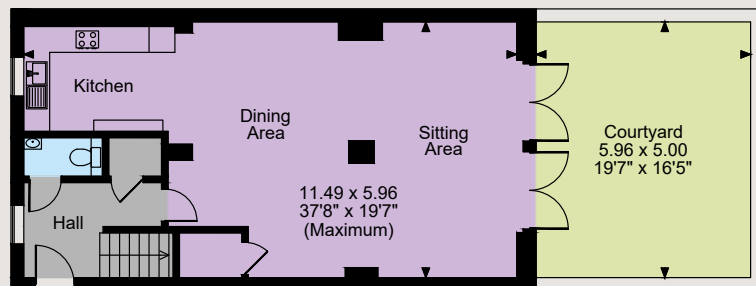




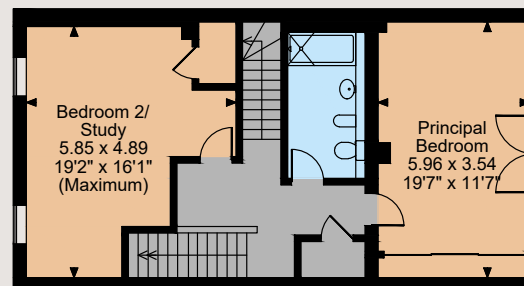




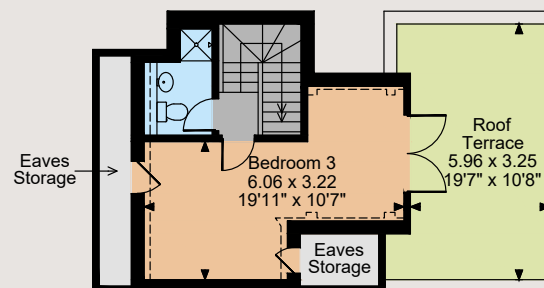
Floorplans
House internal area 1,731 sq ft (161 sq m)
Roof terrace external area 219 sq ft (20 sq m)
Quoted area excludes 'Courtyard'
For identification purposes only.



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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Directions

what3words: ///patching.bounty.copies

General

Local Authority:

Lewes District Council Tel: 0800 023 7080

East Sussex County Council Tel: 0345 608

0190Services: All mains services. Gas-fired central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,250,000

Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

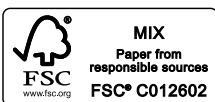
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