



34 St. Nicholas Lane, Lewes
East Sussex

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

A modern 3/4 bedroom mid-terrace townhouse in a superb central location, tucked just off the High Street, near to the station and local amenities with courtyard garden and private parking

Lewes station 0.2 mile (Brighton 17 minutes, Haywards Heath 21 minutes, London Victoria 68 minutes), Brighton 8.5 miles, Haywards Heath 12.2 miles, A27 (Wiltshire-East Sussex road) 1.6 miles, London Gatwick Airport 31.8 miles, central London 72.7 miles

Storm porch | Entrance hall | Study/Bedroom 4
Sitting room | Kitchen/dining | Cloakroom
3 Bedrooms | 2 Family bathrooms | Courtyard
garden | Rooftop garden | Allocated parking
EPC rating C

The property

34 St. Nicholas Lane is a modern townhouse arranged over three floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming entrance hall with useful cloakroom. It comprises a front aspect reception room with walk-in storage, and a kitchen with a range of contemporary wall and base units, complementary worktops and splashbacks, space for a sizeable table, and a door to the courtyard garden. On the first floor the property provides a generous rear aspect sitting room overlooking the courtyard garden, a double bedroom with built-in storage, and a modern family bathroom. The property's two remaining double bedrooms, both vaulted and with built-in storage, and a modern fully-tiled family shower room can be found on the second floor.

Outside

With striking elevations, the property is approached from the pavement through a generous storm porch. The enclosed part-walled courtyard garden is paved and features well-stocked raised flowerbeds, the whole ideal for entertaining and al fresco dining. The property also benefits from allocated parking in a secure underground garage.

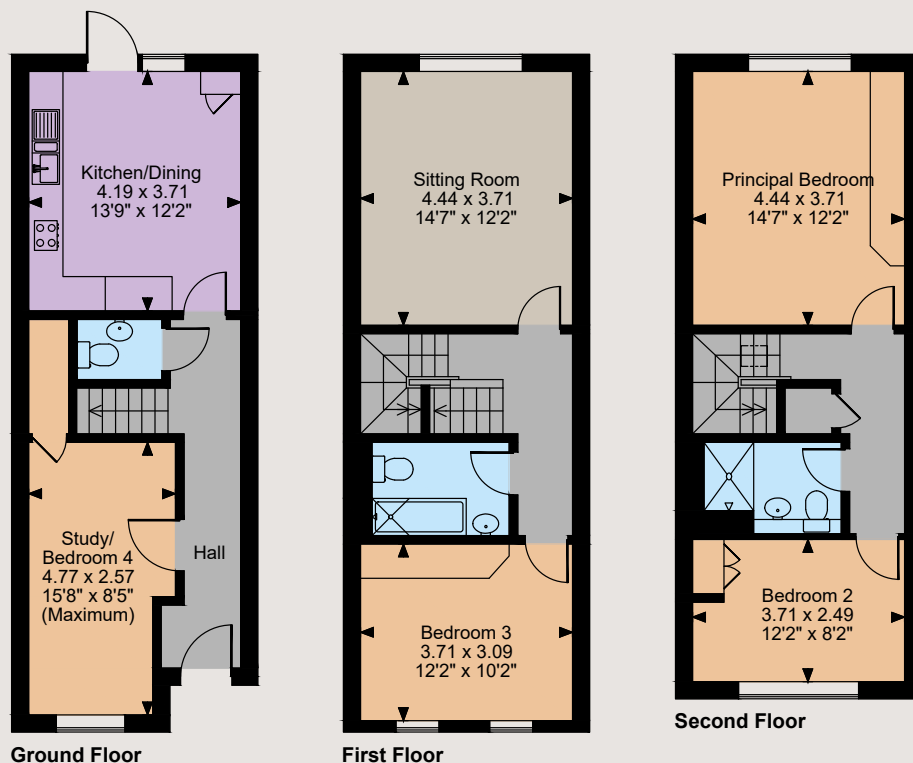
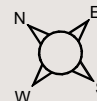
Location

The property sits in a quiet lane just off the High Street at the heart of the vibrant and historic centre of the county town of Lewes, which forms part of the South Downs National Park. The town provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, public houses and recreational facilities including a cinema and racecourse. Communications links are excellent: the nearby A27 links to the A23/M23 and provides easy access to the motorway network, London and its airports, and Lewes station offers regular direct links to central London.





Floorplans
House internal area 1,316 sq ft (122 sq m)
For identification purposes only.



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

what3words: ///magically.shirt.acre

General

Local Authority: Lewes District Council
Services: All mains services. Gas-fired central heating.
Council Tax: Band F
Tenure: Freehold
Guide Price: £795,000

Lewes

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Over 50 offices across England and Scotland,
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