



St. Nicholas Lane, Lewes

Conveniently situated within the heart of Lewes town centre and within easy walking distance of the mainline railway station with services to London Victoria (just over the hour). The historic county town of Lewes offers many individual specialist shops along with major supermarkets including Waitrose and Tesco, cinema, and schooling for all ages. The universities of Brighton & Sussex are approximately 6 and 9 miles respectively, Glyndebourne Opera House is approximately 4 miles in distance. This apartment can be accessed from either St Nicholas Lane via entry phone.

- Purpose built modern apartment
- Heart of Lewes town centre
- Short walk to all amenities including mainline station
- Elevated ground floor apartment
- No stairs
- Lift to comunal roof terrace with panoramic views
- Well fitted and good quality throughout
- Ideal to live in or as an investment
- Active, well run management company
- Available with no forward chain



Secure Communal Front Door

Hallway

Lift to roof terrace

Front Door

Hallway

Bedroom

Bathroom

Open Plan Living / Kitchen



Raised ground floor apartment (no stairs). Underfloor heating throughout with high quality fixtures and fittings. Very quiet yet central location. Chain Free. An ideal investment.

Benefits from a large communal roof terrace with lovely panoramic views to the South Downs.

Room sizes:

Hallway

Sitting / Dining / Kitchen: 19'0 at widest point x 13'0 at widest point (5.80m x 3.97m)

Bedroom: 10'2 x 8'0 (3.10m x 2.44m)

Bathroom: 8'0 at widest point x 8'0 at widest point (2.44m x 2.44m)

Communal Roof Terrace

Tenure: Leasehold with 109 years remaining

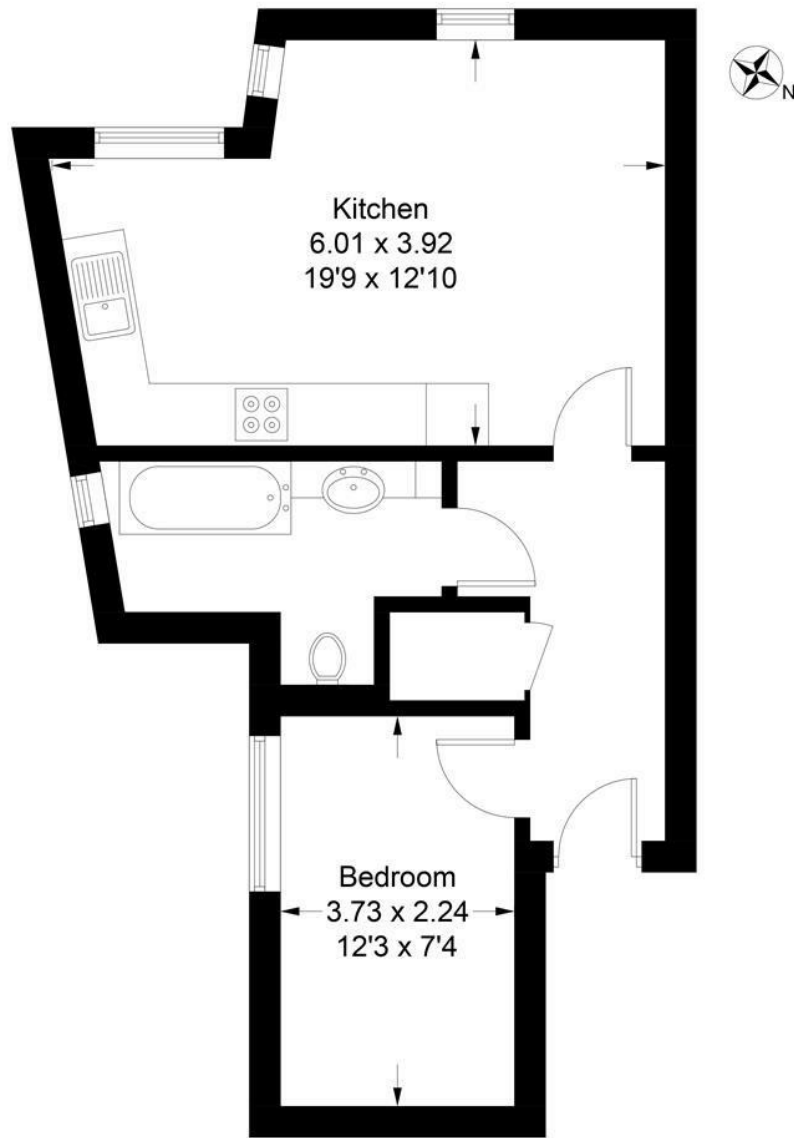
Annual service charge: £2556

Annual ground rent: £75

EPC Rating: C

Council Tax Band: C





Approximate Gross Internal Area = 42.5 sq m / 457 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072144)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

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