



Foundry Lane, Lewes

Foundry Lane is a highly convenient, central yet quiet location in the ever popular Cliffe area. This historic part of Lewes is superbly located within walking distance of the mainline railway station (London Victoria approx. 70 mins), the South Downs & riverside conservation area. A number of galleries, restaurants, boutique shops, independent cinema, pubs & supermarkets are located in the immediate vicinity.

- Two bedroom split level apartment
- Newly refurbished throughout
- Off road parking space
- New decoration, flooring, kitchen and bathroom
- Ideal to live in or as an investment
- Close, flat walk to the historic Cliffe High Street in Lewes
- Offered with no forward chain and vacant possession



Communal Front Door

Private front door

Bedroom 1
11'8 x 10'8

Bedroom 2 / Study
10'6 x 5'9

1st Floor Landing

Bathroom

Living / Kitchen
23'4 x 11

Private off road parking space



A superbly located, raised ground and first floor 2 bedroom, split level apartment in a quiet location moments from historic and pedestrianised Cliffe High Street. This Share of Freehold property has the rare benefit of an allocated off-road parking space and far reaching views over rooftops, the wharf buildings along the river Ouse, and the South Downs.

The Grade II listed apartment forms part of a beautiful 19th century 'Maltings' barn, originally designed to make malt from barley for brewing beer. Developed in circa 1994 the property benefits from being newly renovated from top to bottom with everything being replaced. It has an upside down layout with the two bedrooms on the raised ground floor and upstairs you will find the welcoming open plan living and kitchen space along with a newly fitted bathroom.

To the outside the property is located in a gated development which has been landscaped with mature trees, a seating area for residents and bike store. It also offers parking for residents as well as their visitors. In our opinion there is an air of exclusivity to this private, gated development and viewing is recommended. The property is ideal to live in or would make a perfect investment.

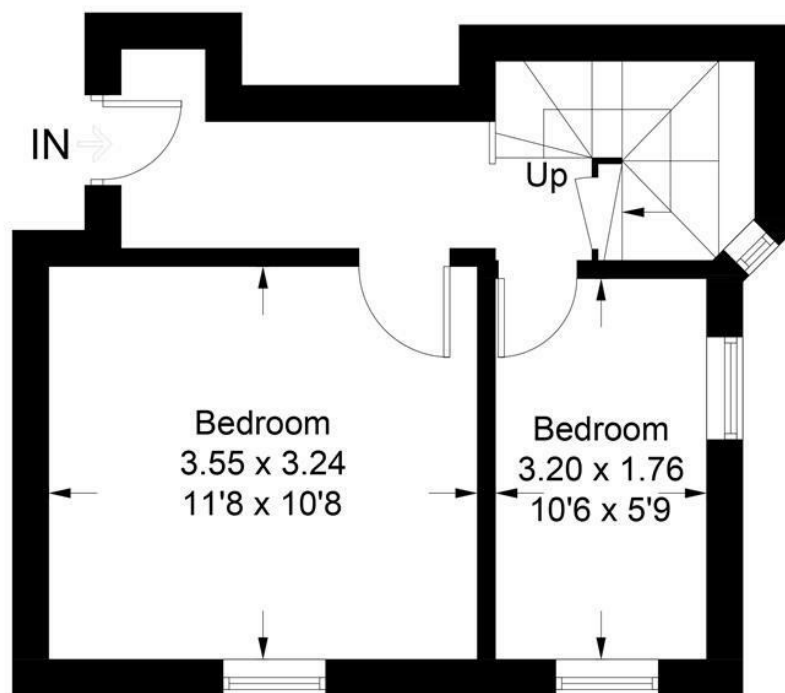
Agents notes: Annual service charge of £1030.80. Additional contribution to a reserve fund of £400 annually. 999 year lease dated 25th March 1994. GCH. Offered with vacant possession with no onward chain.

Energy Performance Rating: C
Council Tax Band: C
Tenure: Leasehold - Share of Freehold

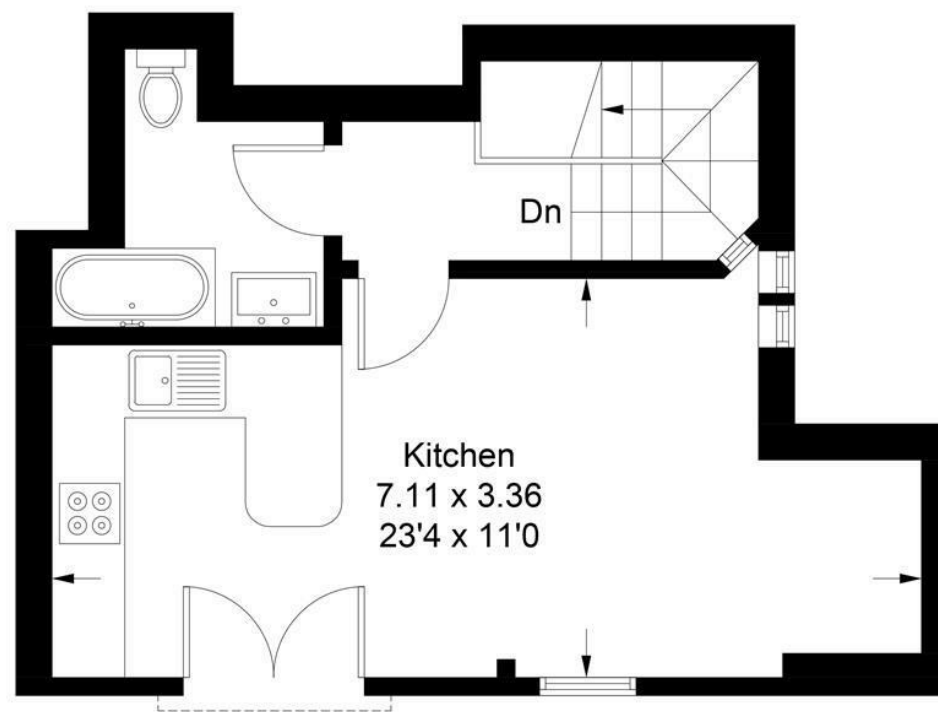


draft

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Ground Floor



First Floor

Approximate Gross Internal Area = 55.7 sq m / 599 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073884)



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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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