



High Street, Lewes

Lewes is the attractive county town of East Sussex with 1000 years of history. The town offers great facilities including an independent cinema, an excellent range of shops, a wide variety of popular cafés, old inns and restaurants, as well as a farmers market held the first weekend of every month. The mainline train station has a direct service to London Victoria in approx. 1hr and Gatwick Airport in approx. 30 minutes. Brighton and the coast are easily accessible as is the South Downs National Park.

- Studio apartment
- Could be easily changed to a 1 bed
- Central Lewes location
- Overlooking High Street
- Great for Airbnb
- Ideal for first time buyer
- Walk to shops and train station



Communal Entrance

Front Door

Living Room
11'11 x 10'

Kitchen

Sleeping Area
10'4 x 7'10

Bathroom



A larger than average studio apartment directly overlooking Lewes High Street. Available with vacant possession.

This property would be ideal as an Airbnb or holiday let as well as suiting first time buyers or those looking for a weekend bolt-hole in central Lewes.

Situated on the second (top) floor of this Georgian building the flat was converted roughly 12 years ago and offers a kitchen, bathroom, sitting room and sleeping area. The sleeping area could easily have a wall put up to turn this into a one bed apartment with en-suite bathroom.

This is an ideal investment opportunity or first property and viewing is recommended.

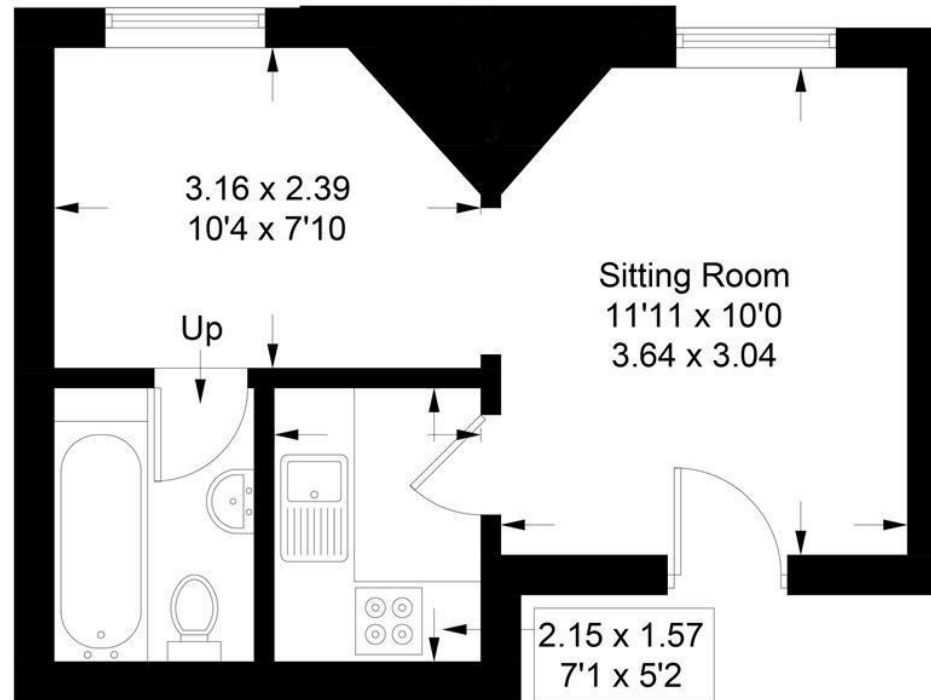
Agent's note: If you are looking for investment or Airbnb then we also have a one bedroom apartment available in the same building for £5,000 more.

Tenure: Leasehold with 117 years remaining
Annual Service Charge: £1506.60. Annual Ground Rent: £350
Council Tax Band: B
Energy Performance Rating: E



draft

www.lewesstates.co.uk



Approximate Gross Internal Area = 25.4 sq m / 273 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID986401)



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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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