



Offham Terrace, Lewes

Lewes, the charming county town of East Sussex, offers a unique blend of historical significance and modern convenience. Nestled in the South Downs National Park, this picturesque town is renowned for its stunning landscapes and outdoor recreational opportunities. Residents enjoy a vibrant community atmosphere, with a wealth of independent shops, cafes, and restaurants lining the quaint streets.

Lewes is steeped in history, featuring landmarks such as Lewes Castle, Anne of Cleves House, and the Priory of St Pancras, providing a rich cultural backdrop. The town is also famous for its annual Bonfire Night celebrations, one of the most spectacular in the UK. Excellent transport links, including a direct train service to London and Brighton, make commuting easy and convenient.

Families will appreciate the highly regarded local schools and the abundance of green spaces, perfect for leisurely walks and family outings. The town's thriving arts scene, with regular events, galleries, and theatres, ensures there is always something to see and do.

Living in Lewes means embracing a lifestyle that combines the best of rural and urban living, making it an ideal place to call home.

- Beautifully proportioned 2 double bedroom flat
- Located within a short stroll of Lewes High Street and Mainline Railway Station.
- Modern kitchen with sleek black granite-look work surfaces and metro-style tiled splashbacks.
- Stunning, far-reaching views across the picturesque Pells area of Lewes.
- Generously sized sitting/dining room with double-glazed windows and a cosy fireplace.
- Spacious master bedroom with fitted wardrobes and attractive views.
- Versatile second bedroom, currently presented as a study.
- Handy external storage space, ideal for storing a bicycle and bins.
- Close proximity to The Paddock, a public green space, and The Pells area with an open-air swimming pool
- Convenient access to shops, restaurants, The Depot and Cinema, and excellent transport links to London, Brighton, and Eastbourne.



Communal Front Door

Private Front Door

Stairs descend

Sitting Room

15'9 x 14

Kitchen

10 x 5'11

Utility / Store

14 x 2'7

Bedroom 1

11'2 x 9'4

Bedroom 2

9'9 x 9'4

Bathroom



Discover this beautifully proportioned 2-bedroom flat, perfectly situated within a short stroll of Lewes High Street and the Mainline Railway Station. This charming property boasts a modern kitchen and offers stunning, far-reaching views across the picturesque Pells area of Lewes.

The flat will come with the benefit of a new lease likely up to 99 years - the current vendor will also contribute towards this years maintenance charges as they are higher than normal due to substantial works being carried out on the building.

Approach – Enter through the communal front door into a welcoming entrance hall, shared with just one other neighbour. Your private front door then opens to:

Private Entrance Hall – Featuring a window to the rear, stairs lead down, and doors open to the principal rooms.

Sitting/Dining Room – This generously sized reception area is bathed in natural light from a pair of double-glazed windows, offering breathtaking views over the Pells area. The room is enhanced by a cozy fireplace with a timber mantel and surround, creating a warm and inviting atmosphere.

Kitchen – The modern fitted kitchen is finished in a stylish grey, featuring a range of cupboards and drawers. Complemented by sleek black granite-look work surfaces and contemporary metro-style tiled splashbacks, this kitchen is perfect for culinary enthusiasts.

Utility Room – A practical utility and storage area, providing additional convenience.

Bathroom – The modern bathroom suite includes a WC, wash hand basin, and a panel-enclosed bath with a shower over. The space is beautifully finished with tiled surrounds and a tiled floor.

Bedroom 1 – This spacious bedroom offers attractive views to the rear, overlooking the Pells area of Lewes. It also features fitted wardrobes for ample storage.

Bedroom 2 – Currently presented as a study, this comfortable bedroom has a window to the front, making it a versatile space for work or relaxation.

Outside – Enjoy the convenience of a handy external storage space, accessed via a wrought iron gate at the front of the property. Steps lead down to a small but useful semi-covered storage area, ideal for storing a bicycle and bins.

Located just a 4-minute walk from Lewes High Street (0.2 miles) and 8 minutes from Lewes Railway Station (0.3 miles), this property is almost opposite The Paddocks, a public green space and recreation field. It is also within easy walking distance of The Pells area, featuring an attractive pond, open-air swimming pool, and scenic river walks.

The property is perfectly positioned for easy access to an extensive range of shops, public houses, restaurants, and eateries, as well as The Depot and Cinema. Lewes Mainline Railway Station, just an 8-minute walk away (source: Google Maps), offers direct services to London, Brighton, and Eastbourne.

Additionally, the property provides convenient road access to the town centre and the A27 for Brighton.

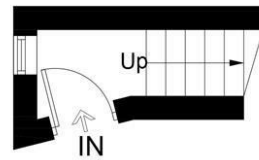
Features:

- Double Glazing
- Modern Gas Fired Central Heating
- Boiler installed circa October 2023

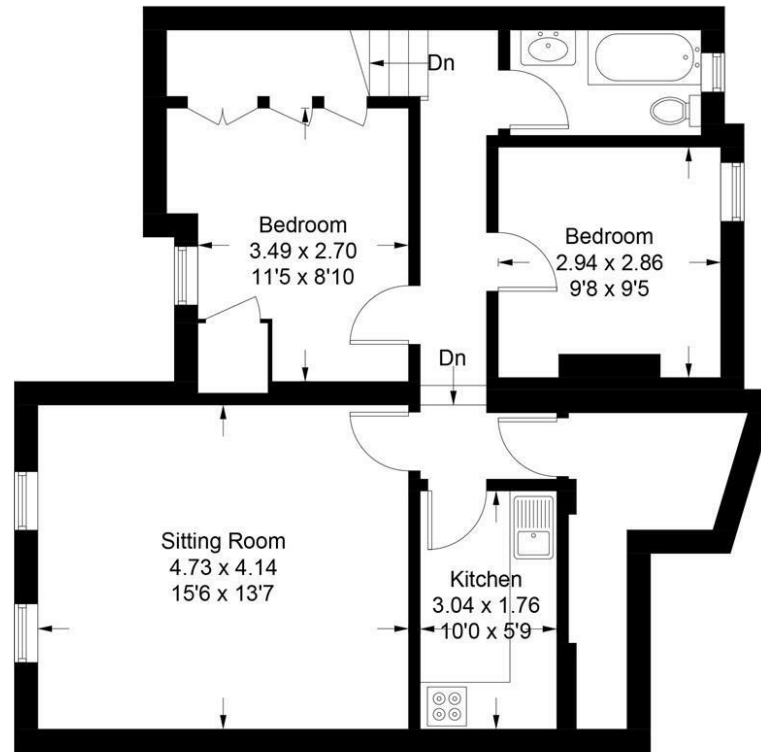


7 Parkview, 5 Offham Terrace, BN7 2QP

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



Ground Floor



Lower Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123083)



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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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