



High Street, Lewes

**Lewes**  
**Estates**



Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted High Street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx. 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

- Delightful 1 bedroom apartment with private courtyard
- Tucked away position off Lewes High Street
- South facing private courtyard
- Over two split levels
- Light and airy
- Easy access to High Street, shops and mainline station
- Ideal investment or second property
- Viewings highly recommended



Private Gated Entrance

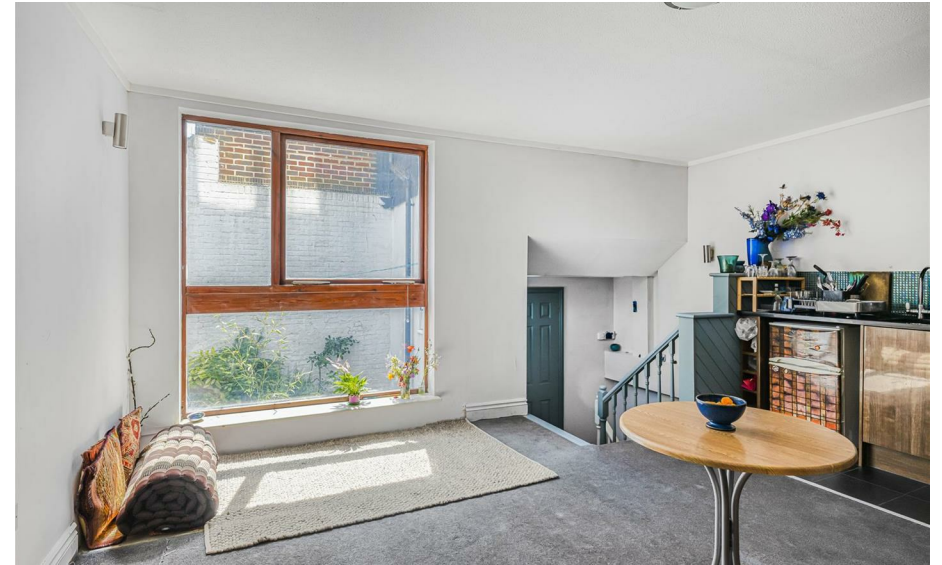
Courtyard Garden

Front Door

Bedroom  
17'9 x 12'6

Living / Kitchen  
15'5 x 13'1

Shower Room / wc





Welcome to this charming one-bedroom flat located on High Street in the picturesque town of Lewes. This unique property boasts a delightful courtyard garden, offering a tranquil retreat right in the heart of the town.

As you step into this lovely flat, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The bedroom is spacious and provides a comfortable sanctuary for rest and relaxation.

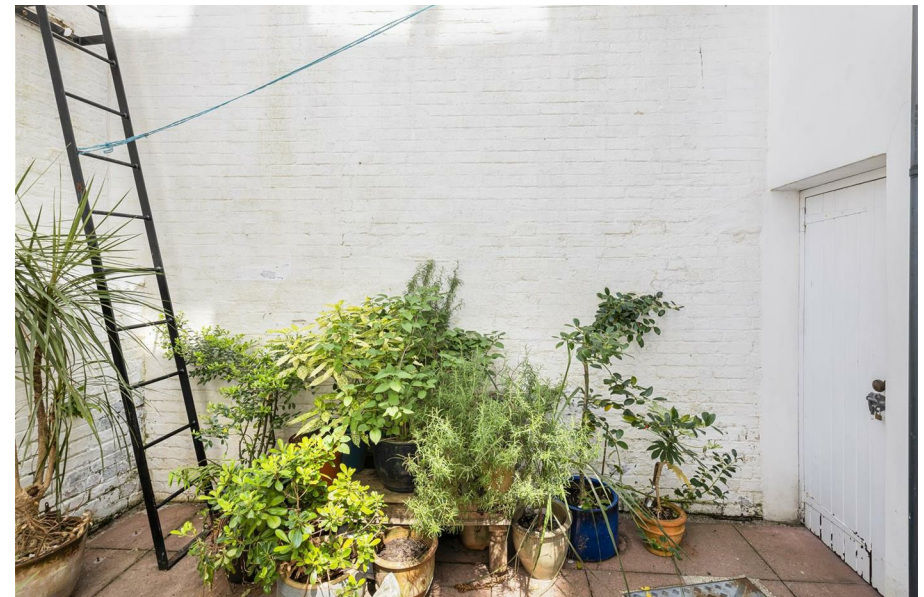
One of the benefits of this property is the private gated access, providing security and exclusivity for the new owner. Being close to all amenities, including shops, restaurants, and transport links, adds to the convenience and desirability of this flat.

Whether you are looking for a first time purchase, a great investment opportunity or a holiday home, this property offers versatility and potential. Its tucked-away location ensures privacy and a peaceful atmosphere, making it a perfect escape from the hustle and bustle of everyday life.

Tenure: Leasehold with 153 years remaining

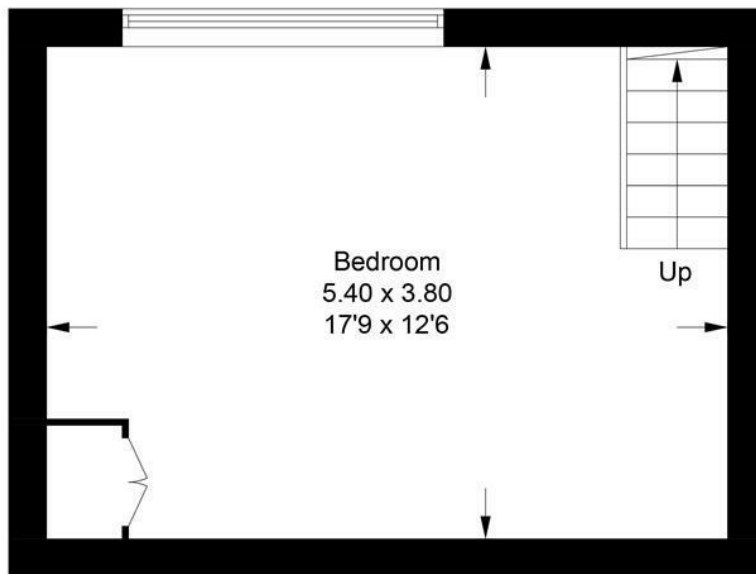
Council Tax Band: C

EPC Rating: C

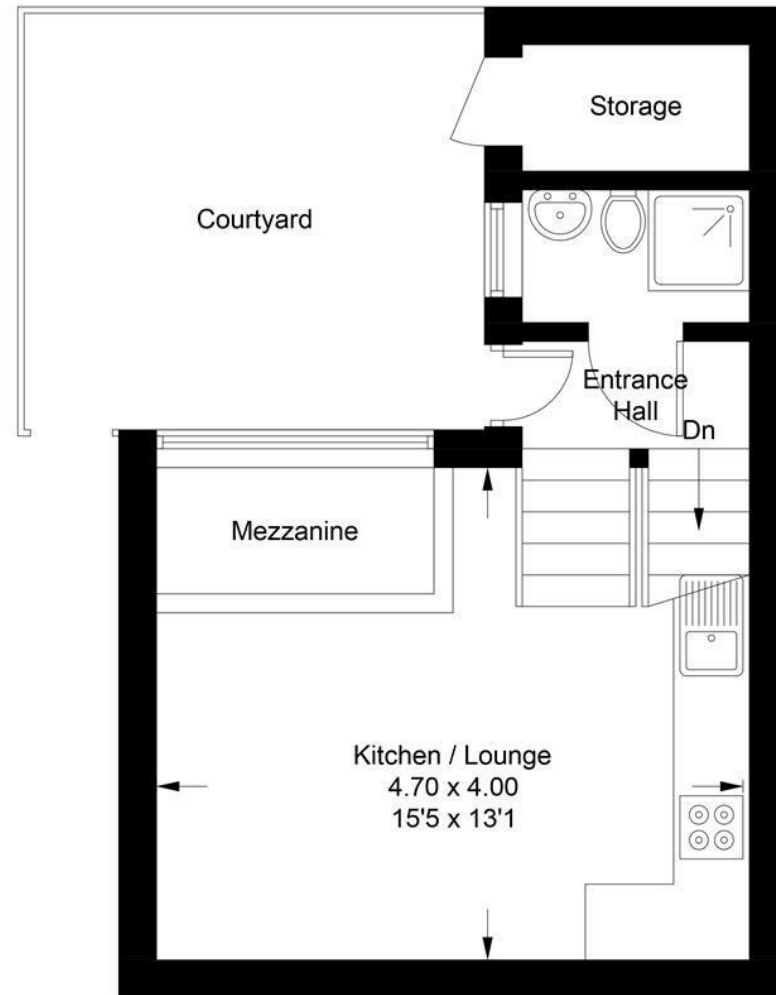


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[www.lewesstates.co.uk](http://www.lewesstates.co.uk)



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 42.7 sq m / 459 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092407)



t: 01273 477377

e: sales@lewesestates.co.uk

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.

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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)