



OAKFIELD



High Street, Lewes, BN7 2LN

Offers In Excess Of £350,000



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A light and spacious two-bedroom first floor flat, recently renovated to an exceptionally high standard. Nestled in a prime central location, this charming home is within walking distance of all the town's amenities and the mainline railway station, providing regular and direct services to Brighton, Eastbourne, and London Victoria.

For more information contact our Lewes branch on 01273 474101.

The accommodation comprises a solid wood Front Door into the Entrance Hall; Bedroom 2 with a free-standing shelving unit, a fitted cupboard housing electric meters, casement windows; a well-fitted Kitchen with integrated fridge/freezer, integrated oven with an induction hob over, integrated slimline dishwasher, integrated washing machine, Ideal gas-fired boiler (new in 2019), fitted shelves, engineered wood-effect floorboards; a Family Bathroom with a bath with shower over, floating vanity handwash basin, low-level WC, fitted shelf, half-tiled walls, a tiled floor; Principal Bedroom with a large fitted wardrobe featuring hanging rails and drawers, a fitted cupboard with a hanging rail and shelves, a feature fireplace, sash windows; Sitting Room with a feature fireplace (capped), sash windows.

All mains services. Gas-fired central heating serving panel radiators throughout.

Outside: The property is accessed off the High Street via a communal Entrance Hall, and the Flat's front door is conveniently located on the First Floor.





LOCATION:

The property is conveniently situated along Lewes High Street within a very short walk of The Railway Lands and Lewes 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, three screen 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.

Sitting room

17'7" x 13'11" (5.37 x 4.26)

Kitchen

9'1" x 7'4" (2.79 x 2.24)

Bedroom

19'8" x 10'0" (6.01 x 3.06)

Bedroom

15'8" x 8'10" (4.78 x 2.70)

Council Tax Band - C £2225

Lease Information

The seller advises that the property is offered as leasehold and has approximately 122 years remaining on the lease. The service charge is approximately £1,500 per annum with a ground rent of £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

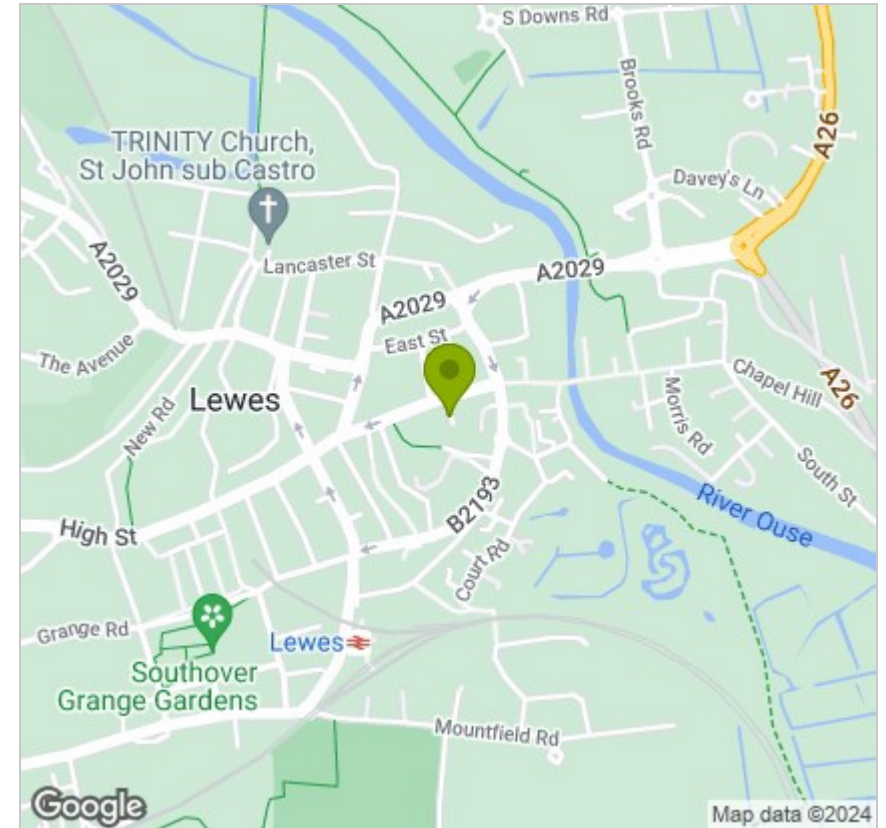


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

