



OAKFIELD



St. Annes Crescent, Lewes BN7 1SD

Asking Price £585,000





## St. Annes Crescent, Lewes BN7 1SD

Stunning Split-Level Apartment with Panoramic Views –  
Popular Location in Lewes Town Centre  
Leasehold – 989 Years Remaining

Set in one of Lewes' most sought-after roads, this beautifully presented top-floor, split-level three-bedroom apartment offers breathtaking views across the valley towards the sea and combines charming period features with modern touches for stylish and comfortable living.

Located at the upper end of Lewes Town Centre, this characterful home boasts a spacious sitting and dining room centred around a feature fireplace, with French doors opening onto a private balcony – the perfect spot for a morning coffee or evening glass of wine, while soaking in the stunning panoramic views over the communal gardens and beyond.

The recently updated kitchen is sleek and practical, featuring granite worktops, a range of wall and base units, and high-quality integrated appliances, including a fridge/freezer, oven, microwave, and hob. A modern shower room also houses plumbing for a washing machine, while Bedroom 3, located on this floor, includes deep built-in wardrobes for excellent storage.

Stairs lead to the upper level, where you'll find two further bedrooms. Bedroom 1 enjoys Velux windows, beautiful views, and built-in wardrobes, along with its own en suite bathroom complete with a shower and WC. Bedroom 2 is currently arranged as a home office/study, ideal for remote working or flexible living.

Additional features include a designated parking space at the front of the building and access to the well-maintained communal gardens, a tranquil space to relax and enjoy the sunshine.

Lewes itself is consistently ranked among the best places to live in the UK, thanks to its vibrant High Street filled with independent shops, antique stores, cafes, and restaurants. Waitrose and Tesco are within easy reach, as are scenic riverside walks along the banks of the Ouse and through nature reserves such as Malling Down.







### Sitting / Dining Room

19'7 x 19'1 (5.97m x 5.82m)

### Kitchen / Breakfast Room

14'1 x 8'9 (4.29m x 2.67m)

### Bedroom 3 / office

13'5 x 8'6 (4.09m x 2.59m)

### Bedroom 1

18'10 x 14'8 (5.74m x 4.47m)

### Bedroom 2

20'6 x 10'6 (6.25m x 3.20m)

**Council Tax Band - C £2,225 per annum**

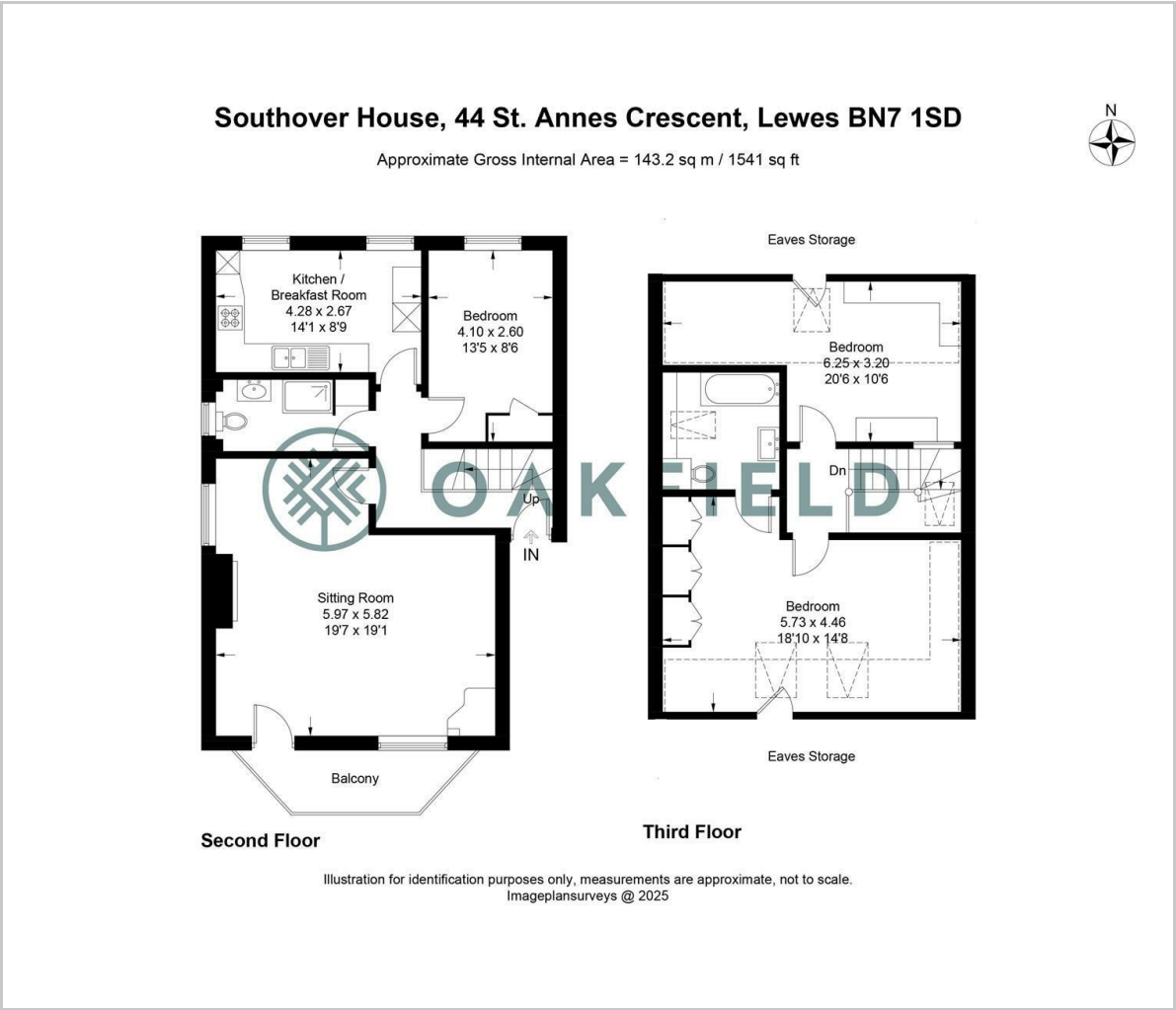
### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 982 years remaining. The service charge is £5,700 per annum with a ground rent of £200 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

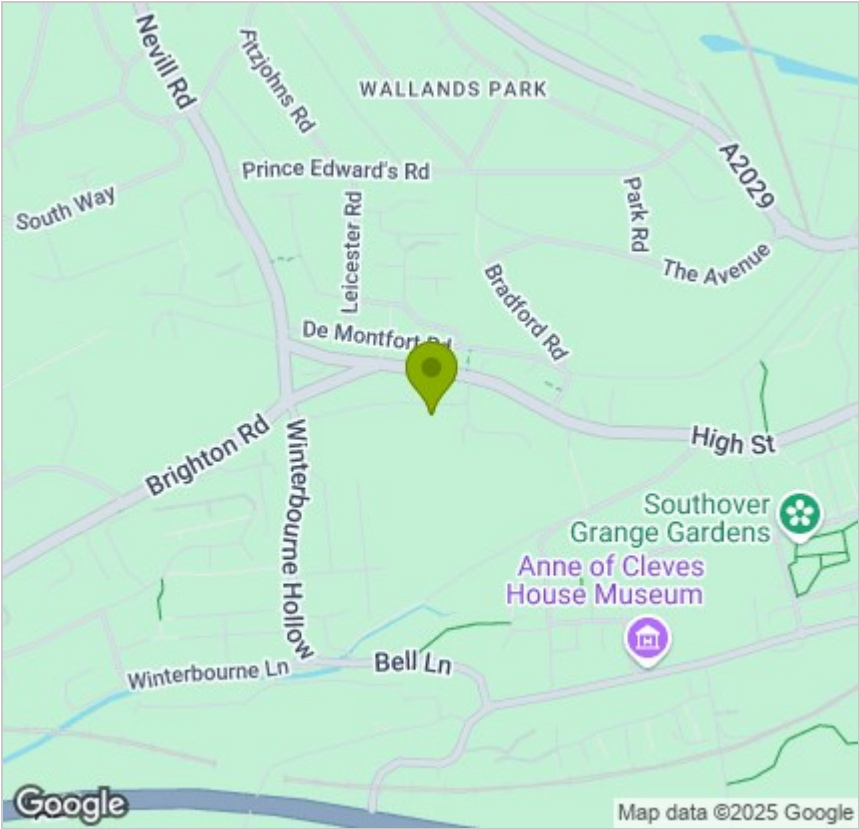


Viewing

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

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Area Map



Energy Efficiency Graph

