



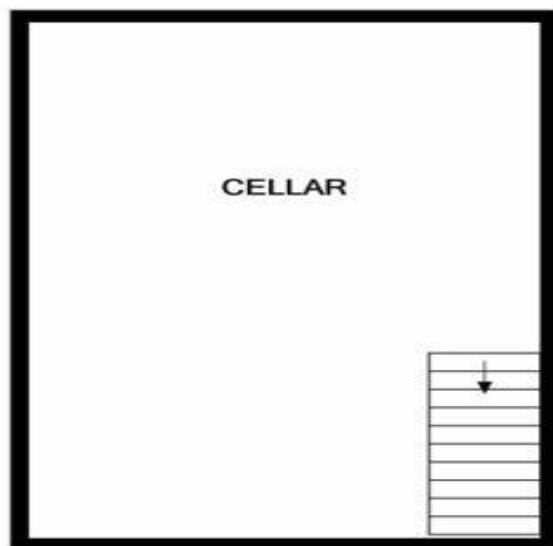
High Street, Lewes, BN7 2LU

welcome to

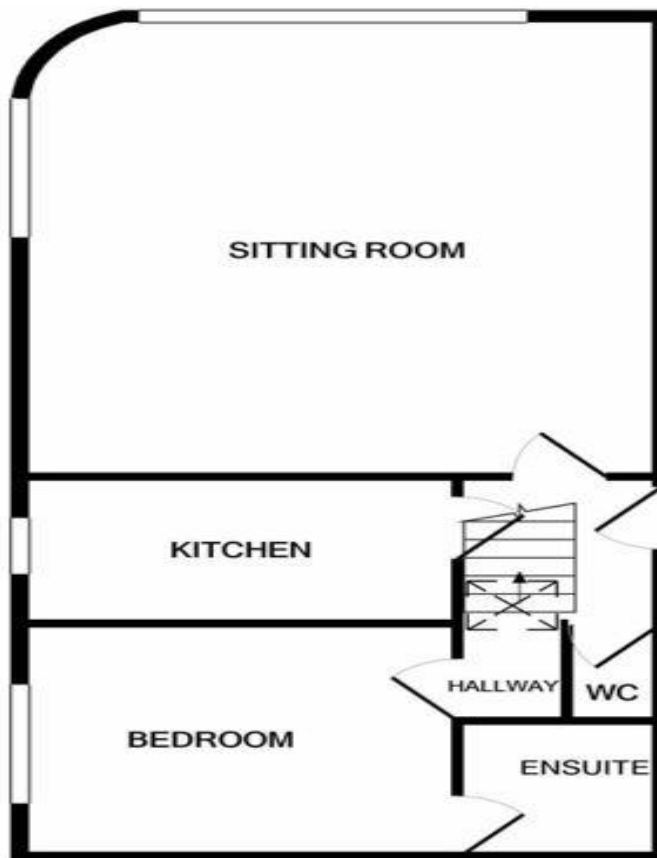
High Street, Lewes

Stunning one bedroom ground floor apartment in the heart of historic Lewes town centre with beautifully curved walls, decorative ceilings and a large versatile basement space that has potential to be converted in to a second living room. Walking distance to all amenities and Lewes station.





CELLAR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

FLAT 1, HOWARD HOUSE, LEWES
TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge/Diner

18' Curved Wall x 14' 9" (5.49m Curved Wall x 4.50m)

Kitchen

10' 5" x 5' 9" (3.17m x 1.75m)

Bedroom

10' 6" x 9' 3" (3.20m x 2.82m)

Shower Room

Basement Room

21' 10" head restrictions x 14' (6.65m head restrictions x 4.27m)

welcome to High Street, Lewes

- GUIDE PRICE £290,000 - £300,000
- Grade II listed Georgian House converted into flats
- One Bedroom Flat
- Lounge/Diner
- Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 256.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Mar 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LEW106307 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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