



£350,000 O.I.E.O.

Barn Stables, De Montfort Road, Lewes, East Sussex, BN7 1ST

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# The property...

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A particularly light and spacious ground floor garden flat, situated in this popular gated development with allocated parking space, uPvc double glazing and gas fired central heating.

This generous two double bedroom home is conveniently located for Lewes town centre with its eclectic range of shops, restaurants, and bars and the A27 providing easy access to Brighton and the A23/M23 road network.

The property is offered chain free and internal inspection is recommended to fully appreciate the accommodation on offer.

**ENTRANCE HALL-** Storage cupboard, laminated flooring.

**LOUNGE/DINING ROOM-** Three front aspect southerly facing uPvc double glazed windows making this a lovely bright room, feature brick slip chimney breast, engineered wood flooring.

**KITCHEN/BREAKFAST ROOM-** Fitted with a range of wall and base units with laminated working surfaces over and tiled splash areas, inset stainless steel sink unit with mixer tap, spaces for cooker, washing machine and a range of appliances, breakfast bar, dual aspect uPvc double glazed windows, cupboard.

**BEDROOM-** A generous size double bedroom with uPvc double glazed window overlooking the garden.

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**BATHROOM-** Fitted with a modern white suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., uPvc double glazed window.







## Outside...

**GARDEN-** To the front of the property is a private garden area which has a path to the front door. This is adjacent to and overlooks the communal gardens.

**PATIO AREA-** To the side of the property is a small patio area suitable for the storage of bicycles and drying washing etc.

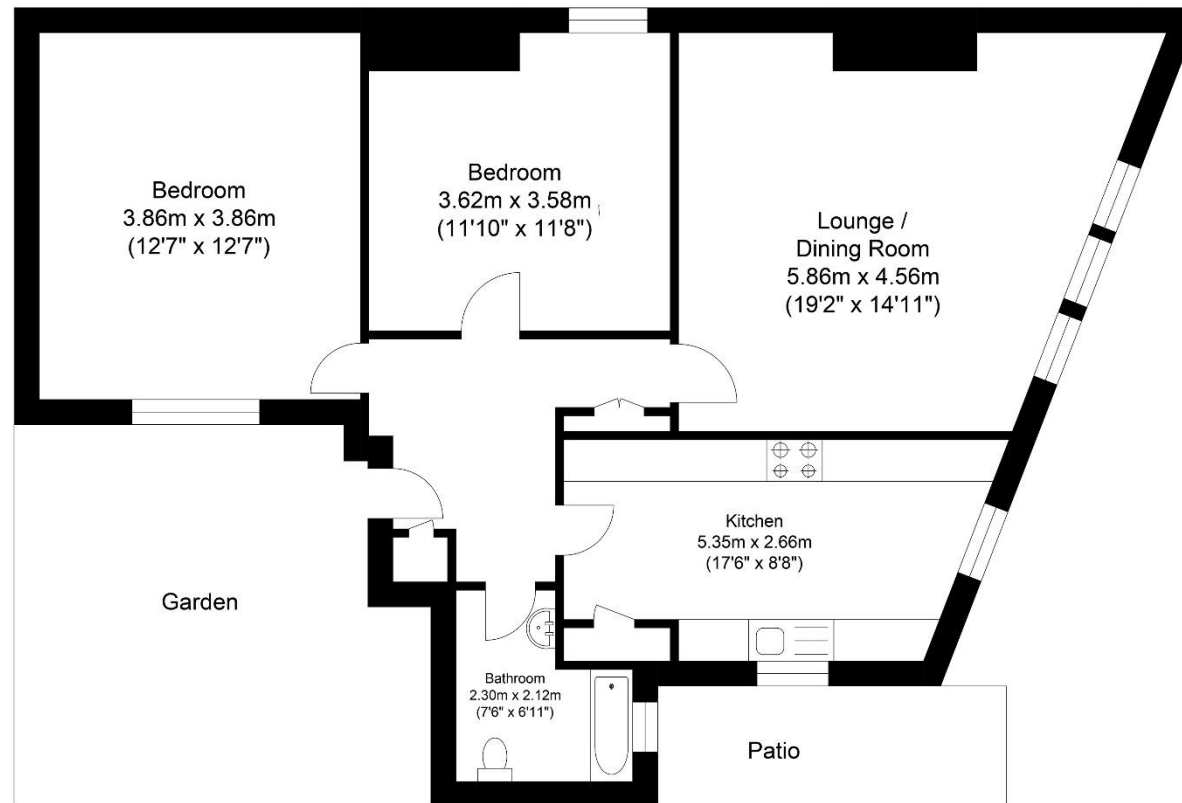
**ALLOCATED PARKING SPACE-** A



**TENURE-** Leasehold with 93 years remaining  
**GROUND RENT & MAINTENANCE-** £80 p.a.  
**EPC rating –** E  
**Council tax band –** C- £2,137.46 (2022)

The property is located on the Western side of Lewes, with almost immediate access of The South Downs but equally within easy reach of local services and Lewes town centre with its comprehensive range of shops, bars and restaurants is but a short walk away.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Approximate Floor Area  
864.66 sq ft  
(80.33 sq m)

Approximate Gross Internal Area = 80.33 sq m / 864.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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