



£400,000 - £420,000 guide price

F1, 198 High Street, Lewes, East Sussex, BN7 2NS

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The property...

Approach – Accessed via a discrete and secure gate on Market Lane, a pathway then leads through a beautiful communal garden and to the communal front door with secure entry phone system. Stairs then rise to the first floor.

Entrance Hall – Oak wood doors to principal rooms.

Sitting/Dining Room – A southerly facing room with elevated views over the historic High Street and South Downs in the distance. Feature fireplace and bay window to the front. Door to;

Kitchen Breakfast Room – A modern kitchen comprising of a range of cupboards and drawers, finished in a cream colour and complimented by black granite worksurfaces and splashbacks. Integral appliances include oven, fridge freezer and dishwasher.

Bedroom 1 – A comfortable double bedroom with views over the communal garden. Fitted wardrobes and door to EnSuite.

EnSuite Shower Room – Modern EnSuite Shower Room comprising of a shower enclosure with glass screen door, wc and wash hand basin, tiled surrounds. Window to rear.

Bedroom 2 – Another double bedroom, bay window with elevated views over historic Lewes High Street and onto the South Downs in the distance.

Bathroom – Modern suite comprising of bath with hand held shower attachment, wc and wash hand basin. Tiled surrounds with mosaic border.

Grade II Listed

Double Glazed Sash Windows – Gas Central Heating





Outside & Location...

Communal Garden - An attractive feature of this property is the rear garden which has been landscaped to incorporate multiple seating areas surrounded by mature and established planting to provide height and privacy. The communal garden is shared by just two other neighbours and is a surprisingly tranquil and sizable area for the town centre.

The property is located on Lewes High Street which offers an array of shops, restaurants, public houses and eateries. Lewes Mainline Railway Station is just a 5 minuet walk away (source google maps) offering direct services to London and Brighton. There are numerous bus stops on Lewes High Street and access to the public green spaces including Grange Gardens and nature reserves are all within easy access of the property.

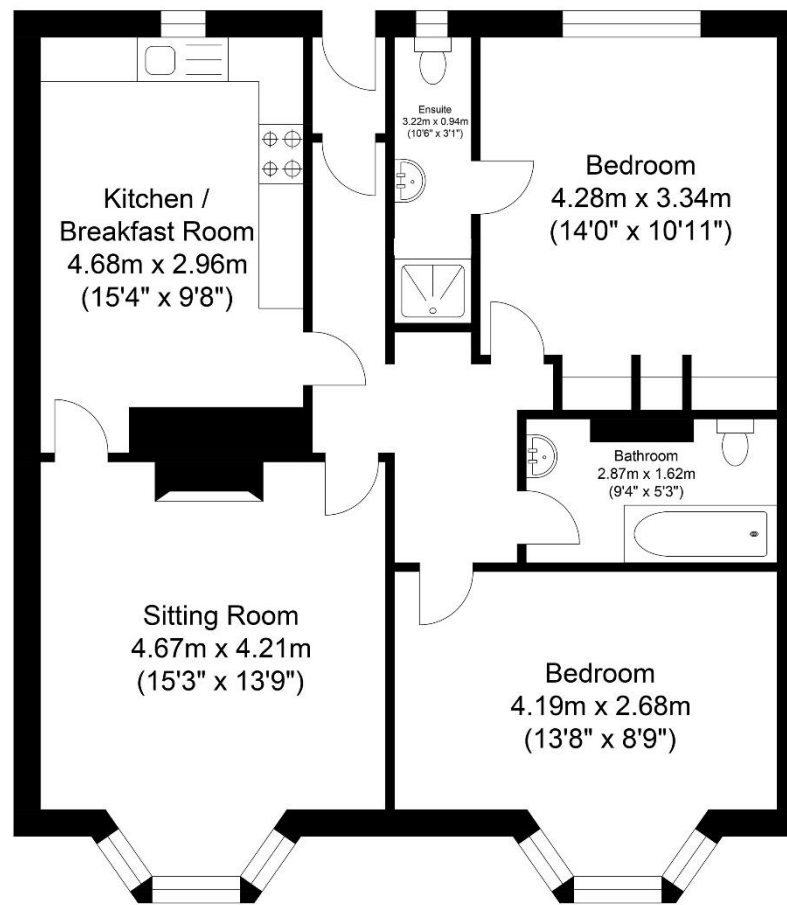
Tenure – leasehold with approximately 110 years remaining.

Maintenance Charge - £1,800 per annum

Ground Rent - £50 per annum

EPC rating – Grade II Listed

Council Tax Band – C



Ground Floor
 Approximate Floor Area
 800.51 sq ft
 (74.37 sq m)

Approximate Gross Internal Area = 74.37 sq m / 800.51 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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