



£220,000-£240,000 guide price

18 Eleanor Close, Lewes, East Sussex, BN7 1DD

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McTAGGART**  
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## The property...

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A DECEPTIVELY SPACIOUS SHARE OF FREEHOLD TOP FLOOR FLAT BOASTING FANTASTIC VIEWS OVER LEWES AND THE VALLEY.

THE PROPERTY OFFERS BRIGHT AND SPACIOUS ACCOMMODATION WITH NO CHAIN, ELECTRIC HEATING, LARGE DOUBLE GLAZED WINDOWS AND ALLOCATED PARKING SPACE.

**NOTE- This property is currently let so we are unable to provide internal photos.**

COMMUNAL ENTRANCE- Stairs

ENTRANCE HALL- Airing cupboard, large walk-in cupboard suitable for use as a utility cupboard.

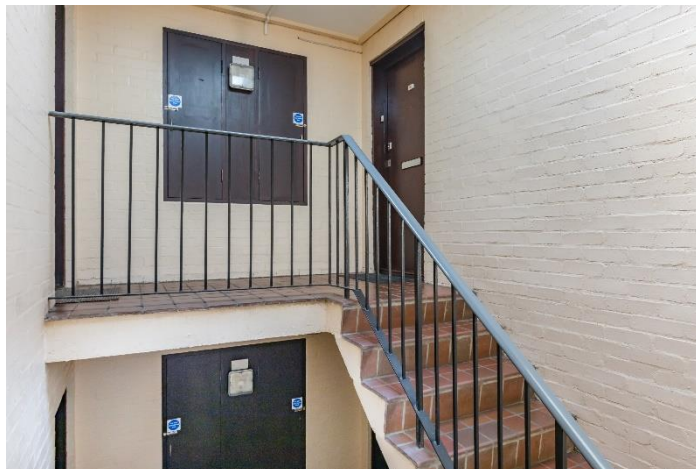
LIVING ROOM- Rear aspect with fantastic views over Lewes and the valley through the large double glazed windows.

KITCHEN AREA- Fitted with a range of cupboards and laminated worktops, single bowl single drainer sink with mixer tap.

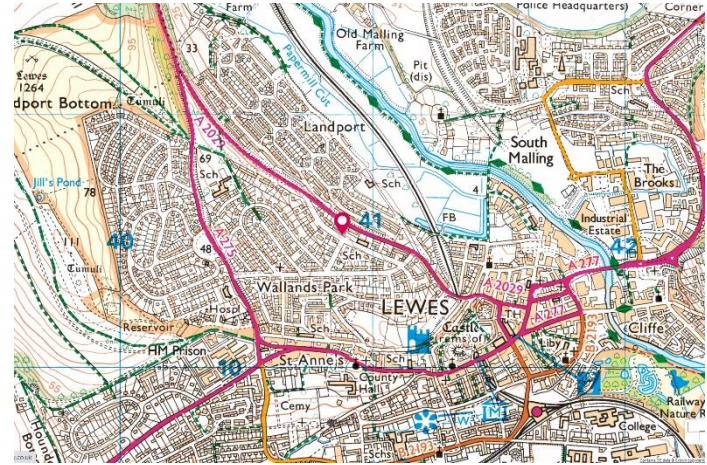
BEDROOM- Front aspect large double glazed window.

BATHROOM- White suite comprising panel enclosed bath with shower over, wash hand basin, low level w.c.

OUTSIDE  
ALLOCATED PARKING SPACE.







## Outside...

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

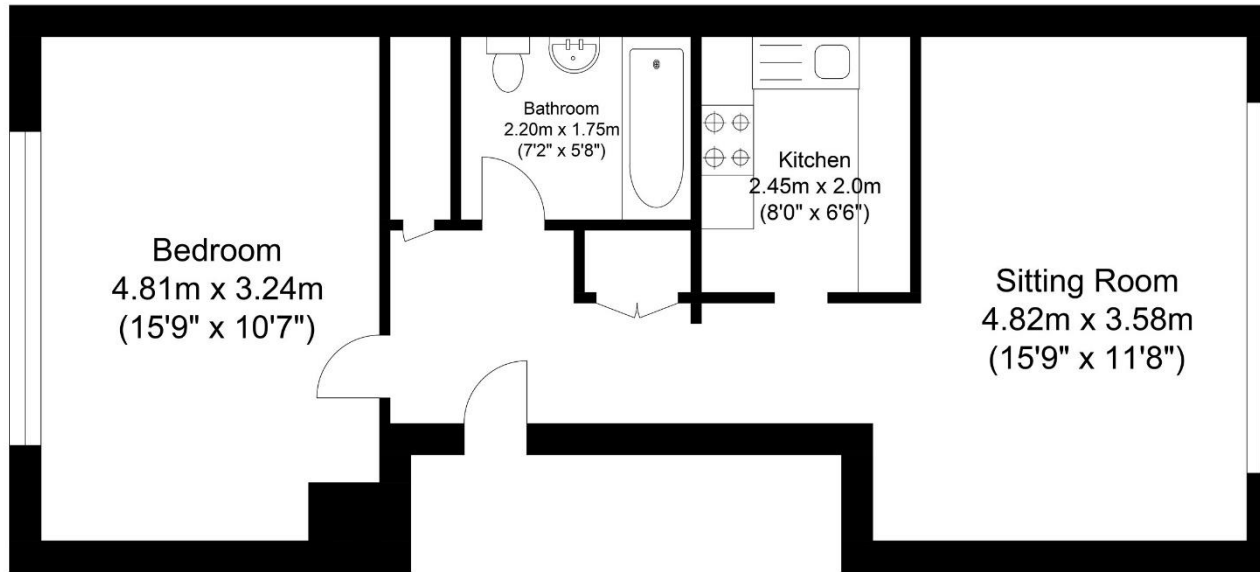
Share of Freehold- Lease 981 years remaining  
Maintenance- £1,800 +/-  
Ground Rent- ftbc

EPC rating – E  
Council tax band – B

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







### Approximate Floor Area

541.74 sq ft  
(50.33 sq m)

Approximate Gross Internal Area = 50.33 sq m / 541.74 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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