



£250,000 o.i.r.o.

5 Eastgate Wharf, Eastgate Street, Lewes, East Sussex, BN7 2LD

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## The property...

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A great opportunity to purchase this super light and airy Grade II Listed top floor apartment. Converted to a high standard approximately 10 years ago and situated in the heart of Lewes town centre within easy reach of shops, services and the railway station.

Features of this property are a separate contemporary fitted kitchen with integrated appliances and quartz worktops, modern white fitted shower room, engineered wood flooring and an allocated parking space. Viewing recommended.

### Accommodation

**Communal Entrance-** Door entryphone system, stairs to all floors.

**Top Floor Landing-** Good size deep storage cupboard.

**Entrance Hall-** A generous hallway with door entryphone receiver, engineered wood flooring, electric heater, vaulted ceiling.

**Living Room-** A good size room with dual aspect windows offering fine views, engineered wood flooring, electric heater.

**Kitchen-** Fitted with a comprehensive range of contemporary flush fronted units with quartz worktops, 1.5 bowl sink with adjacent mixer tap, integrated oven hob and cooker hood, side aspect window, engineered wood flooring.

**Bedroom-** Side aspect window, eaves storage, electric heater.

**Shower Room-** Fitted white suite comprising a walk-in double shower cubicle tiled surround, wash hand basin set in vanity unit, low level w.c. with concealed cistern, tiled floor, heated towel rail.





## Outside and Location...

**Allocated Parking-** This property boasts a rare town centre allocated parking space.

**Bicycle Store-** Located to the rear of the building.

**Eastgate Wharf** is accessed via the rear of the building and is moments from the hustle and bustle of Cliffe High Street which is home to a number of boutique shops, antique centres, restaurants and cafes, including the original Bill's.

Also within easy reach of the South Downs National Park via Chapel Hill, but also scenic river walks, and the railway land nature reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London and Brighton. The High Street is even closer at just a 1-minute walk. Source Google Maps.

**Tenure** - Leasehold- !25 years from 2016

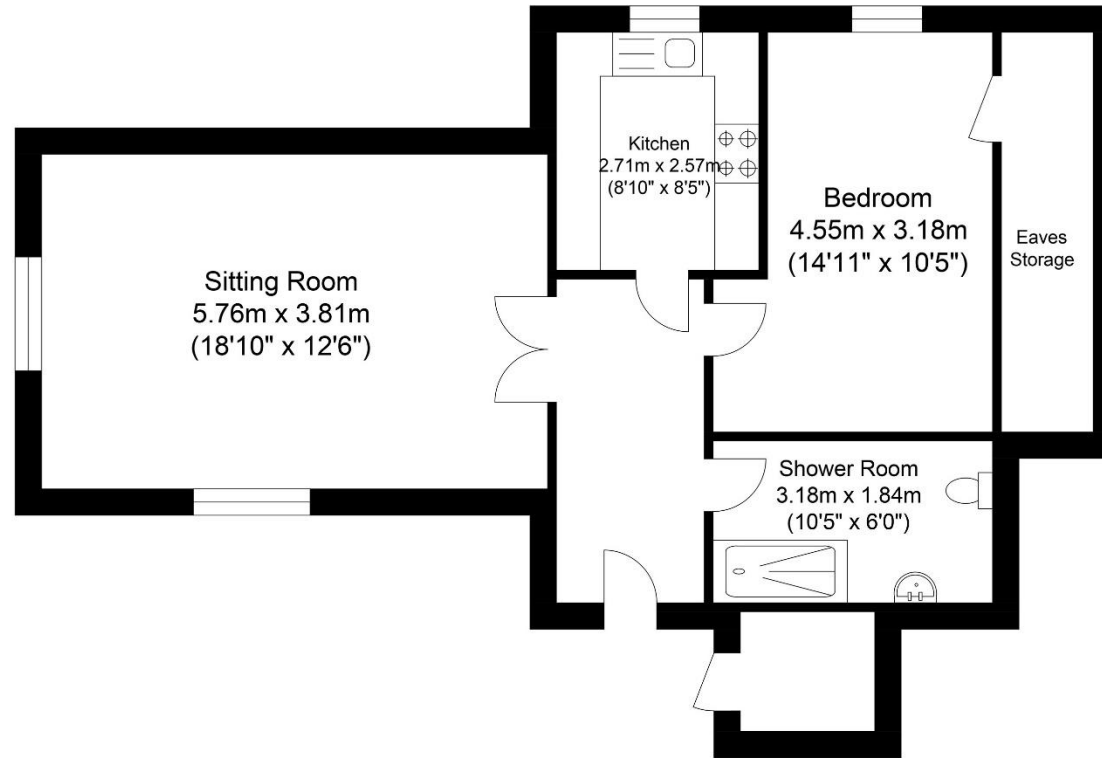
**Ground Rent-** £150 p.a.

**Service Charge-** £1,223 (Sep23-Sep24)

**EPC Rating** - E (expired)

**Council Tax Band** - B





Approximate Floor Area  
 667.47 sq ft  
 (62.01 sq m)

Approximate Gross Internal Area = 62.01 sq m / 667.47 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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