



£375,000 offers in excess of
F1, 39-40 High Street, Lewes, East Sussex, BN7 2LU

**MANSELL
McTAGGART**
Trusted since 1947

The property...

Communal Entrance Hall- The front door on Lewes High Street opens onto a neutrally decorated communal entrance hall from which a grand sweeping oak staircase rises to the first floor.

Private Entrance Hall- Inside the flat, an entrance hall/cloakroom area provides doors to the sitting room and a storage room.

Storage Cupboard- A generously sized storage room, with custom-fitted shelves, which we feel has the potential to be converted into an en suite second bathroom, subject to relevant consents.

Sitting Room- This light-filled room boasts two impressive floor-to-ceiling sash windows with incredible views over the historic High Street and War Memorial. Featuring high ceilings with exposed beams, the reception room is semi-open plan to the Kitchen/Dining Room. Entryphone.

Kitchen / Dining Room - The modern fitted kitchen has stainless steel work surfaces complemented by glass and beech-fronted cabinets. Equipped with a washing-machine, cooker, hob and refrigerator, ceiling fan and gas boiler, it provides space for a sizeable dining table and chairs.

Bathroom- Relatively modern with a suite comprising a bath with shower over and glass screen door, WC and wash basin, exposed floorboards and grey tiled surrounds.

Bedroom 1 - A generous double bedroom with a full-height sash window with views onto the High Street. Exposed ceiling beam and fitted solid wood wardrobe with double doors.

Bedroom 2- A double bedroom with window to the rear, exposed beam and exposed floorboards with storage space underneath.

Bedroom 3- Another bright double bedroom with front aspect window overlooking the heart of Lewes. The bedroom features a painted wood-panelled wall and fitted solid wood wardrobe with double doors.





Location...

This 3-bedroom first floor flat spans the entire width of an impressive three-storey Grade II-listed Georgian building overlooking the iconic War Memorial in the heart of Lewes High Street, at the top of School Hill.

Fantastically situated, it is just a 5-minute walk from Lewes mainline railway station, which offers regular direct services to London, Brighton and Gatwick, and minutes away from Waitrose, the Depot Cinema and restaurant, Grange Gardens, a selection of excellent independent and state junior and secondary schools, and a leisure centre with gym and swimming pool. The flat's central location gives it an unmatched view of the town's famous Bonfire Night celebrations and puts it within easy reach of the internationally renowned Glyndebourne opera house and breathtaking walks on the South Downs.

Tenure – Share of Freehold with 997 years remaining

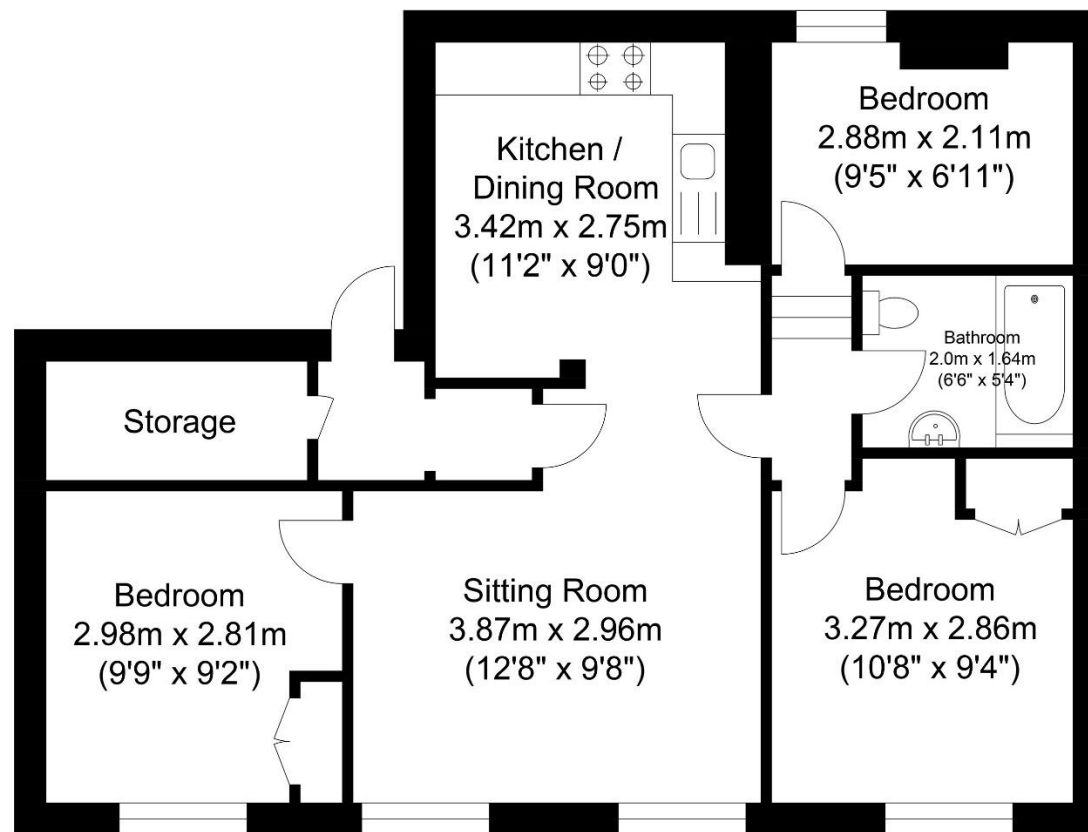
Gas Central Heating – Grade II Listed.

EPC Rating – D

Council Tax Band – B

Maintenance Charge – £1,032 per annum plus a 12.5% responsibility of any non regular/unexpected works.





First Floor
 Approximate Floor Area
 636.36 sq ft
 (59.12 sq m)

Approximate Gross Internal Area = 59.12 sq m / 636.36 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
 email: ringmer@mansellmctaggart.co.uk
 web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property and check its availability.

**MANSELL
McTAGGART**
 Trusted since 1947