



£270,000 leasehold

57 North Street, Lewes, East Sussex, BN7 2PH

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The property...

We are pleased to market for sale this 2 bedroom, purpose-built, top floor flat located in the town centre, yet within striking distance of the Pells park, outdoor swimming pool and recreation ground. The flat, in a small block of 6, benefits from a generously sized L-shaped living room, tall, double-glazed windows and excellent storage. The High Street is a 3 minute walk away and Lewes mainline railway station is just 7 minutes walk away (source: Google maps)

Ground Floor- Communal Entrance Hall with entry-phone and stairs to the 2nd floor.

Entrance Hall – Doors to principal rooms. One deep cloakroom cupboard and one deeper walk-in storage cupboard which could easily convert to a convenient workspace. Third cupboard housing hot water tank.

Living Room – L-shaped sitting/dining room, measuring a generous 18'6 x 16'9, boasting floor-to-ceiling windows with far-reaching elevated views over the Lewes townscape with glimpses of the South Downs in the far distance. Opening to:

Kitchen – Modern fitted kitchen with cupboards finished in a white gloss, complimented by contrasting black worksurfaces. Space for a dishwasher, washing machine and other appliances. Window to the side and hatch to the living room. Wall-mounted modern central heating boiler.

Bedroom 1 – Double bedroom with tall window and views to the rear of the block. Fitted wall-length wardrobe.

Bedroom 2 – Double bedroom with tall window and views to the rear of the block. Original floor-to-ceiling storage cupboard.

Bathroom – White suite comprising a tear-shaped bath with shower over and glass screen door. WC and wash-hand basin set into a vanity unit. Towel rail and timeless white tiled surrounds. Window to the side.

Communal Grounds - Small front garden to the block, planted with lavender and other shrubs. Beyond is mostly laid to lawn with mature shrubs/ trees and washing lines for residents of Waterloo Place to use.





Outside and Location...

North Street is located in the town centre but is equally close to the Pells area of Lewes.

The High Street is just a 3 minute walk away and offers plenty of shops, restaurants, cafes, and public houses. There is also a modern Cinema and a leisure centre with indoor pool and gym. Lewes further benefits from a Mainline Railway Station offering regular, direct services to Brighton, London and Gatwick.

The Pells area typically features Victorian architecture and is home to the Pells Wildlife Pond, a large recreation ground and the Pells Open Air Swimming Pool.



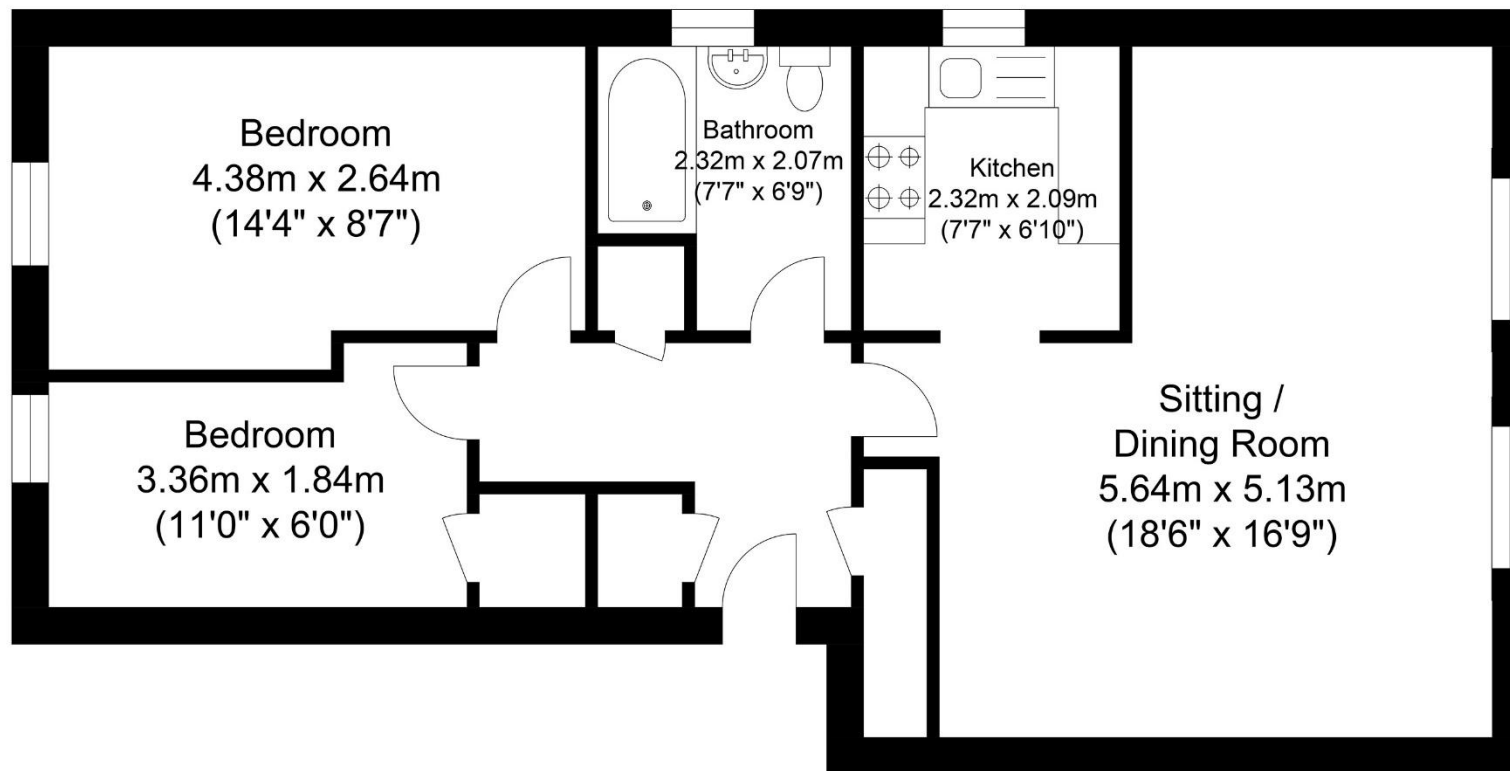
Tenure – Leasehold with approx. 175 years remaining

Maintenance Charge- £793.65 per annum (average taken over 4 years)

Ground Rent- £10 per annum

EPC Rating – C

Council Tax Band – B



Approximate Floor Area
639.26 sq ft
(59.39 sq m)

Approximate Gross Internal Area = 59.39 sq m / 639.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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