



£295,000 leasehold

The Crown, 191 High Street, Lewes, East Sussex, BN7 2NA

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# The property...

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We are pleased to market for sale this Newly Developed, Ground Floor Apartment located within this prominent Grade II listed building. Boasting a Communal Garden and direct access to the historic High Street through the impressive original hotel door and enviable views across to the war memorial.

The attention to detail can be seen throughout with an Open Plan Living Room and a high-quality Kitchen by Nobila and gorgeous Bathroom suite. The property features independent access to both the High Street and Communal Garden to the rear.

**Entrance Porch** – Double Doors open to the Open Plan Kitchen, Living Room.

**Open Plan Living Room and Kitchen**- Measuring an impressive 30ft with a single step dividing the two areas. The two rooms feature a quality Karndean floor finished in a classic limed oak colour.

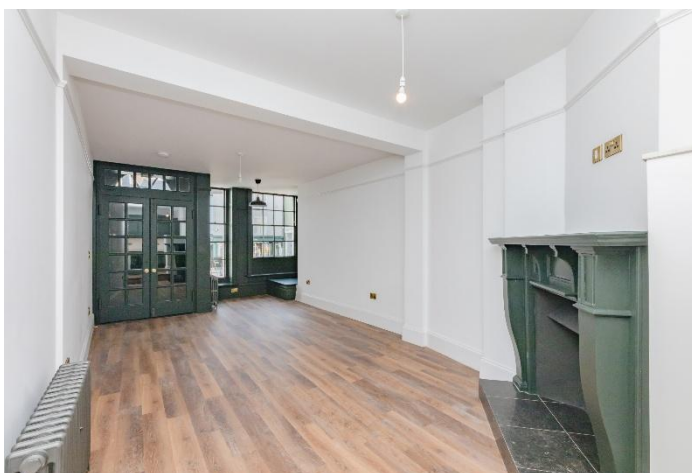
**Living Room** – Featuring a number of period features such as the impressive original fireplace, picture rail and two full size sash windows complete with window seat and boasting glorious views over the historic High Street and War Memorial.

**Kitchen** – High quality kitchen by Nobila fished in a gorgeous deep green and complimented by white Arabesque Silestone Quartz worksurfaces and beautiful brushed brass handles and hardware. The kitchen features Neff integral appliances

**Internal Hall** – Classic white painted panelled doors to principal rooms.

**Bathroom**- A gorgeous bathroom suite by Duravite and Bette. The suite comprises of an enamel bath with rainfall shower over and glass screen door with matte black fittings, a WC and wash hand basin. The bathroom is complimented by marble look Porcelanosa Tiles and brushed brass fittings.

**Bedroom** – A generously sized double bedroom with dual aspect light and fitted wardrobe. The bedroom features a private door which opens to the Communal Garden.





## *Outside and Location...*

**Communal Garden-** Landscaped with courtyard paving and fitted bench seats resting under the restored, original iron frame of the former Victorian conservatory. The courtyard provides a relatively peaceful space away from the bustle and bustle of the High Street. Communal Bike and Bin Store.

Located directly on the High Street the property is within stepping distance of a great variety of shops, restaurants and public houses. Lewes further benefits from The Depot Cinema and a superb variety of public green spaces including the gorgeous Grange Gardens. Lewes is the county town of East Sussex and boasts a Mainline Railway Station with regular, direct services to Brighton, London and Gatwick.

**Tenure** – Leasehold with apx 995 years remaining

We are advised that upon completion of the last property sale. A share in the freehold will be offered to all residents.

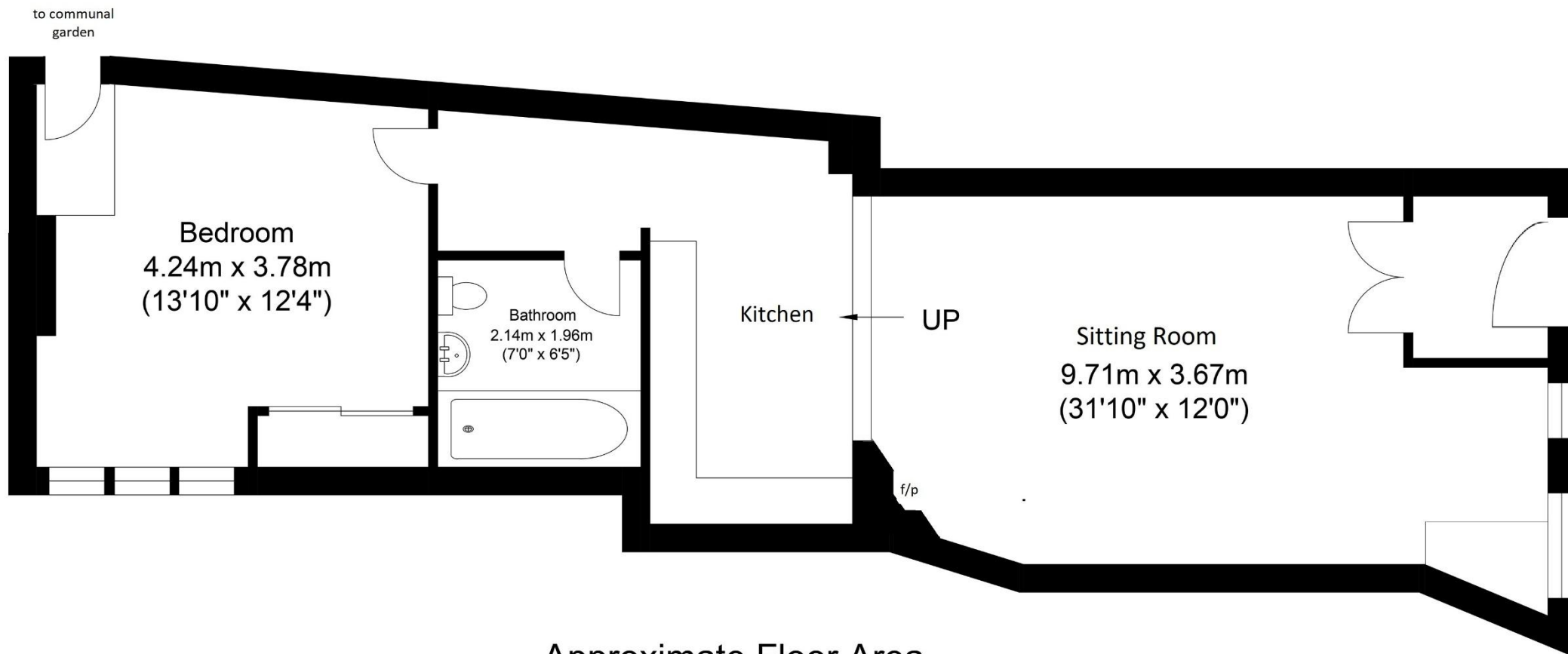
**Maintenance Charge-** Anticipated £1,500 per annum

Gas Central Heating

EPC Rating – C Council Tax Band – Not Yet Rated







Approximate Floor Area  
702.56 sq ft  
(65.27 sq m)

Approximate Gross Internal Area = 65.27 sq m / 702.56 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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