



£375,000 offers in excess of
10 The Crown, 8 Market Lane, Lewes, East Sussex, BN7 2NA

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

Beautifully marrying contemporary design with traditional architecture The Crown is a High Quality development positioned in a prominent position on historic Lewes High Street.

The 2 Double Bedroom Duplex, boasts stunning views over the War Memorial and High Street, through three impressive, almost floor to ceiling, sash windows which flood the Open Plan Living Room and Kitchen with natural light.

The property benefits from a communal, Landscaped Courtyard Garden for residents to enjoy. The courtyard provides a relatively peaceful space away from the hustle and bustle of the High Street and provides access to a convenient Communal Bike Store.

Inside the accommodation is arranged over two floors and features a wonderful open plan Living Room and Kitchen, a Modern Bathroom, 2 Double Bedrooms, the principal benefitting from an EnSuite Shower Room, and a further Study/Dressing Room.

VIEWINGS HIGHLY RECOMMENDED.



The property...

Communal Entrance Hall- A Grand Entrance Hall with sweeping stair case leading to the upper floors and picture window. The Communal Hall boasts a herringbone wood floor and painted panelled walls with downlighters.

Private Entrance Hall- Front door, space for placing coats and shoes, opens to;

Open Plan Living Room and Kitchen- Measuring an enviable 18'10 x 15'8 and featuring 3 impressive, almost floor to ceiling sash windows each enjoying raised views over the Historic High Street and War Memorial. The two rooms feature a quality Karndean floor finished in a classic limed oak colour. The open plan room boasts high ceilings, traditional column radiators and brushed brass hardware.

Kitchen Area- A high quality kitchen by Nobila fished in a gorgeous deep blue and complimented by white Arabesque Silestone Quartz worksurfaces and splashbacks and beautiful brushed brass handles and hardware. The kitchen features Neff integral appliances and a black franke sink.

Internal Hall- Sliding pocket door to Living Room and Kitchen. Stairs with low level lights lead down to the lower ground floor and a door opens to;

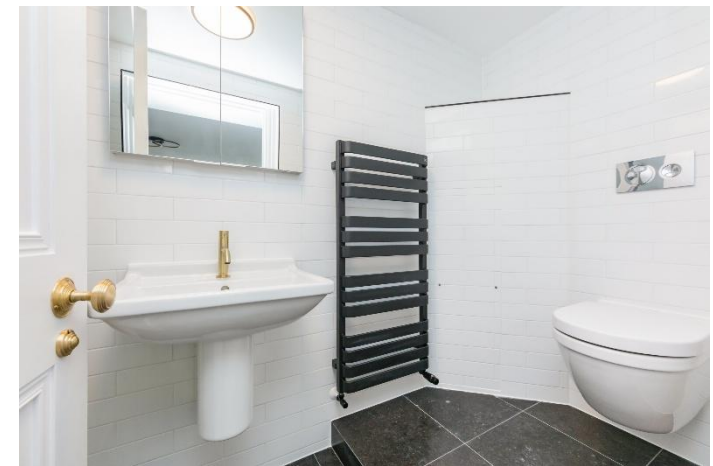
Bedroom 2- A comfortable double bedroom benefiting from dual aspect light and enjoying views over the courtyard garden. Fitted wardrobe with mirrored door.

Lower Ground Floor- Doors to principal rooms.

Bedroom 1- A generously sized double bedroom with high level windows to the front and white painted panelled door to;

EnSuite- Modern shower room with suite by duravite and Bette, comprising of a generously sized shower enclosure with glass screen door and rainfall shower head. Wc and wash hand basin. Modern tiled walls and floor. Gorgeous, brushed brass fittings.





Property and Outside...

Bathroom- A beautiful 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 and a heated towel rail finished in matte black. Karndean floor finished in a classic limed oak colour. Sliding pocket door to;

Study/Dressing Room- A superb addition to the property and offering potential for a variety of uses. The room features a Karndean floor, heated towel rail and brushed brass hardware. The 10'8 x 7'1 room offers use as a Utility Room with space and plumbing for appliances, a Dressing Room or perhaps an Office Space.

OUTSIDE

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 hustle and bustle of the High Street. Communal Bike and Bin Store.





Location...

The property is superbly located in a prominent position on historic Lewes High Street overlooking the War Memorial.

The High Street offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes Mainline Railway Station is within easy walking distance and offer direct trains to London Victoria, Brighton, and Gatwick.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy reach.

Lewes prides itself with its array of sports including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

Lewes' highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.



Tenure – Leasehold with apx 995 years remaining.

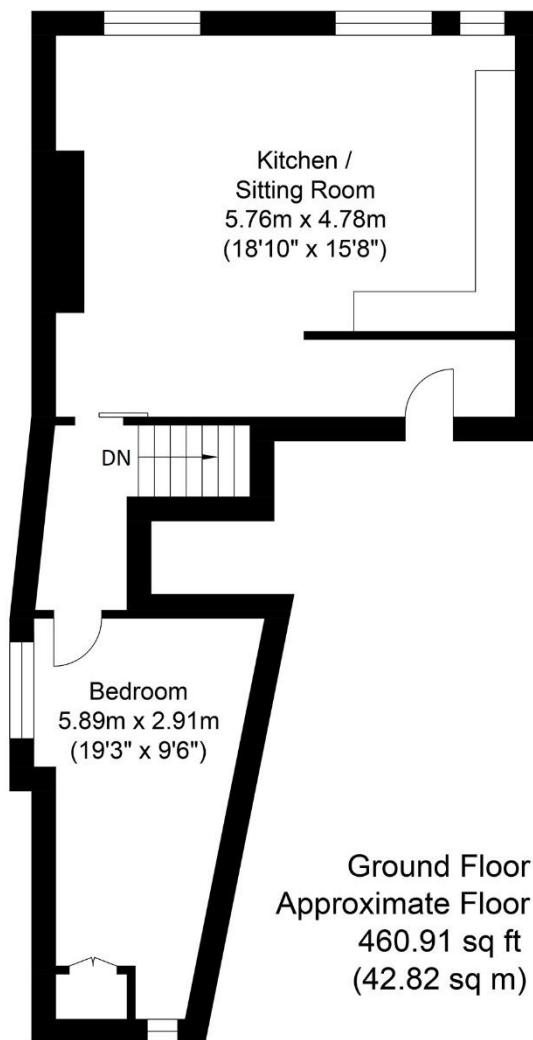
We are advised that upon completion of the last property sale. A share in the freehold will be offered to all residents.

Maintenance Charge- Anticipated £1,500 per annum

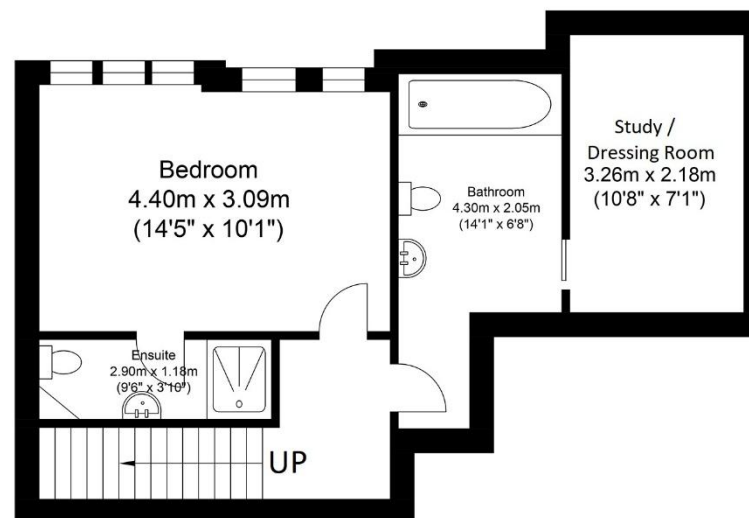
Gas Central Heating

EPC Rating – C

Council Tax Band – Not Yet Rated



Ground Floor
Approximate Floor Area
460.91 sq ft
(42.82 sq m)



Lower Ground Floor
Approximate Floor Area
413.11 sq ft
(38.38 sq m)

Approximate Gross Internal Area = 81.20 sq m / 874.02 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

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