



£240,000 offers in excess of  
49 Eleanor Close, King Henrys Road, Lewes, BN7 1DD

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# The property...

A modernised and much improved Ground Floor Apartment with Terrace, gorgeous Panoramic Views, and Allocated Covered Parking Space.

The 1 Double Bedroom flat with Modern Bathroom features a Modern Open Plan Living Kitchen Dining Room with incredible Views and enviable Terrace.

The Share of Freehold property benefits from LONG LEASE of over 900 years remaining.

**Entrance Hall** - The front door opens from the communal entrance hall into the flat. Fitted storage cupboard and linen cupboard. Doors to principal rooms.

**Open Plan Living, Kitchen, Dining Room**- Measuring a generous 23'11 x 15'9 and boasting incredible far reaching views of the South Downs and Ashdown Forest in far the distance.

**Living Room**- With almost an entire wall of floor to ceiling double glazed windows and patio door making the most of the fantastic views. The door opens to the Terrace which provides a pleasant outside area to enjoy the views. Open Plan to;

**Kitchen**- Modern fitted kitchen finished in a modern light grey with integral appliances. The kitchen offers an excellent choice of cupboards and drawers.

**Bathroom**- Modern suite comprising of a bath with shower over with glass screen door and modern white tiled surrounds. Wc and wash hand basin.

**Bedroom** - A generous double bedroom with fitted wardrobe with double doors and window to the front.

**Terrace**- Enjoying elevated far reaching views.

**Covered Parking Space** - Allocated parking to the rear of the building with a secondary entrance with communal stairs and hall leading to the property.





## Outside and Location...

**Eleanor Close** is situated in one of Lewes premier roads in the desirable Wallands Area of Lewes. Access to the South Downs National Park can be found a short walk away via Hill Road and a local convenience shop is also within easy walking distance at Leicester Road.

Lewes Mainline Railway Station is an 18 minute walk away offering regular and direct services to Brighton, London and Gatwick. (Source Google Maps)

Lewes High Street is a pleasant 15 minute walk via the Castle grounds, providing an excellent choice of shops, restaurants, public houses and antique centres. (Source Google Maps)

Lewes is also home to The Depot Cinema, leisure centre with indoor pool, and many sports clubs.

**Title**- Share of Freehold

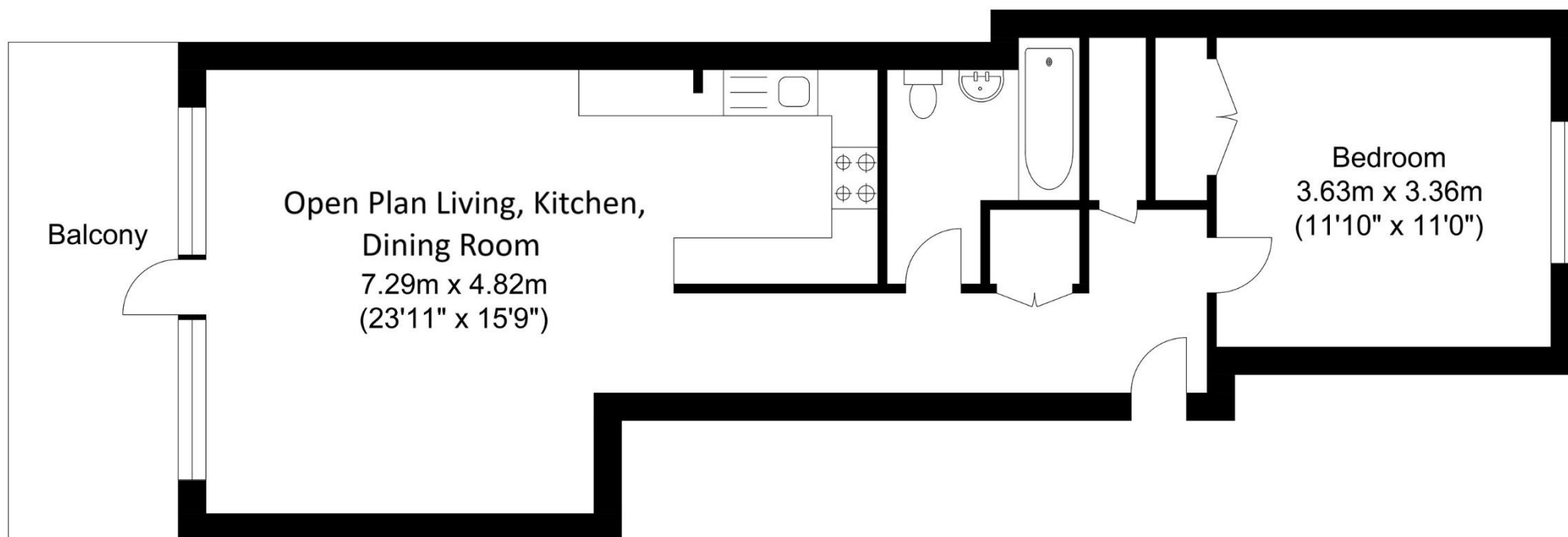
**Lease** - apx 979 Years Remaining

**Maintenance Charge** - apx £1,535 per annum

EPC Rating - D

Council Tax Band - C





Approximate Floor Area  
612.35 sq ft  
(56.89 sq m)

Approximate Gross Internal Area = 56.89 sq m / 612.35 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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