



£400,000-£425,000 guide price

2 The Crown, 8 Market Lane, Lewes, East Sussex, BN7 2NT

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A stunning two-bedroom maisonette, thoughtfully designed and finished to a high standard across the first and second floors of this attractive period building.

This super centrally located property beautifully marries contemporary design with traditional architecture and forms part of the recently completed The Crown development. This is a high quality development in a prominent position on historic Lewes High Street with access to this property via Market Lane.

The accommodation is arranged over two floors and features a wonderful open plan dual aspect Living Room with comprehensively fitted kitchen and space for a dining table, flooded with natural light through the four dual aspect sliding sash windows. The contemporary Bathroom and ensuite are finished with Duravit Stark chinaware with brushed brass fittings and the feature top floor bedroom is an idyllic place to rest, again flooded with natural light away from the hustle and bustle of the town centre.

VIEWINGS HIGHLY RECOMMENDED.



The property...

ACCOMMODATION

COMMUNAL HALL- Entryphone system, stairs to first floor, sliding sash window, front door to-

ENTRANCE HALL- Entryphone receiver, stairs to top floor, engineered oak flooring.

LOUNGE/DINING ROOM- A super bright room, flooded with natural light through the four large dual aspect sliding sash windows offering views over Lewes and down Market Lane. Space for table and chairs, period column radiators, engineered oak flooring, open to-

KITCHEN- Fitted with a comprehensive range of grey shaker style wall and base units with brushed brass handles, attractive quartz worktops with inset sink and adjacent mixer tap, ceramic induction hob with oven below and cooker hood over, integrated fridge/freezer, washing machine and dishwasher.

BEDROOM- A generous room with sliding sash window overlooking Lewes, attractive column radiator.

BATHROOM- Fitted with a quality white suite and brushed brass fittings comprising a panel enclosed bath with shower over and tempered glass screen, wash hand basin with mirror over, low level W.C., attractive tiled walls and floor, heated towel rail, extractor fan.

STAIRS TO-

ATTIC BEDROOM- A lovely bright feature room with vaulted ceiling, roof windows, built-in cupboard, attractive column radiator.





Property and Outside...

ENSUITE SHOWER- Fitted quality white suite with brushed brass fittings comprising an enclosed shower with tempered glass screen and tiled surround, wall mounted wash hand basin, low level W.C., attractive tiled walls and floor.

OUTSIDE

COMMUNAL PATIO 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.



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



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.

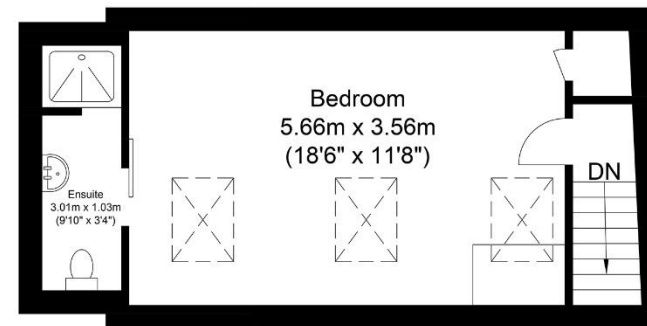
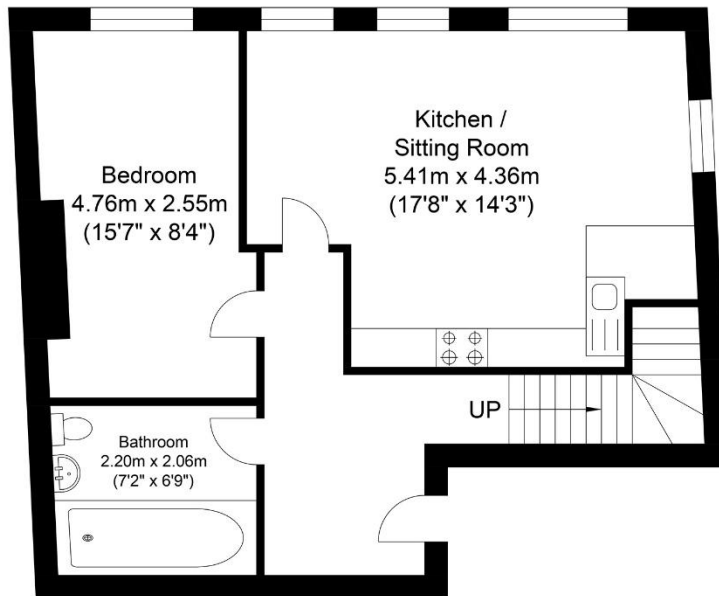
Maintenance Charge- Anticipated £1,500 per annum

Ground Rent- Peppercorn

Gas Central Heating

EPC Rating- C

Council Tax Band- C



Ground Floor
Approximate Floor Area
576.51 sq ft
(53.56 sq m)

First Floor
Approximate Floor Area
290.51 sq ft
(26.99 sq m)

Approximate Gross Internal Area = 80.55 sq m / 867.03 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