



£400,000 offers in excess of
Flat 5, 48 Southover High Street, Lewes, East Sussex, BN7 1HX

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Overview...

An impressive split level apartment with share of freehold and accommodation over the second and third floors of this wonderful Grade II Listed property.

Located in the heart of the desirable Southover area of Lewes with easy access to the Mainline Railway Station, gorgeous Grange Gardens and Priory Ruins.

The 2 Double Bedroom apartment has been refurbished in recent years to present a stylish and well proportioned apartment within the context of this historic building.

The property features a generously sized Sitting Room with South facing sash windows and discrete cleverly designed entertainment storage, and a Study Area, and also an unashamedly Contemporary Kitchen. There are 2 Double Bedrooms each with far reaching views and a Modern Bathroom.

Viewings are Recommended.



The property...

ACCOMMODATION

Communal Entrance Hall- An impressive entrance to grand Georgian building with a sweeping staircase raising to the first and second floors. Pretty fireplace and ornate panelled ceiling and window to the front with pretty views of historic Southover High Street below.

Entrance Hall- Front door, stairs with painted handrail and balustrade leading to first floor, understairs cupboard, painted doors to principal rooms.

Sitting Room- Measuring a generous 20ft and boasting elevated views through a pair of sash windows overlooking the pretty and historic street below. The reception room cleverly and discretely provides an amass of storage with open shelves and concealed cupboards and entertainment storage. The shape of the room has allowed for a useful Study Area to be created, ideal for working from home.

Kitchen- A week designed contemporary kitchen featuring timeless white cupboard doors and drawers complimented by grey stone look worksurfaces. A pair of windows provide far reaching views across the Lewes townscape. Tiled surrounds and a refreshing pop of colour.

Bedroom 2- A comfortable double bedroom with far reaching views to the reach which extend across the Lewes townscape.

Third floor landing- Doors to principal rooms.

Bedroom- A generous double bedroom with far reaching views over historic rooftops which extend to the South Downs and Ouse Valley. Fitted wardrobe.





Property...

Bathroom- A modern bathroom suite comprising of a bath with tiled surrounds, wc and wash hand basin. Roof window to the side with pleasant views over historic chimney pots and rooftops.



Title- Share of Freehold with apx 106 years remaining

Grade II Listed - Gas Central Heating

Maintenance Charge- Charged on an Ad Hoc Basis

Council tax band- C

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



Location...

Southover High Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located near to the Tudor built Anne of Cleves House, now a museum open to the public on select days of year and featuring a delightful garden tea room. The area boasts some of Lewes' oldest properties, the Priory Ruins and pretty Grange Gardens are both within striking distance of the front door.

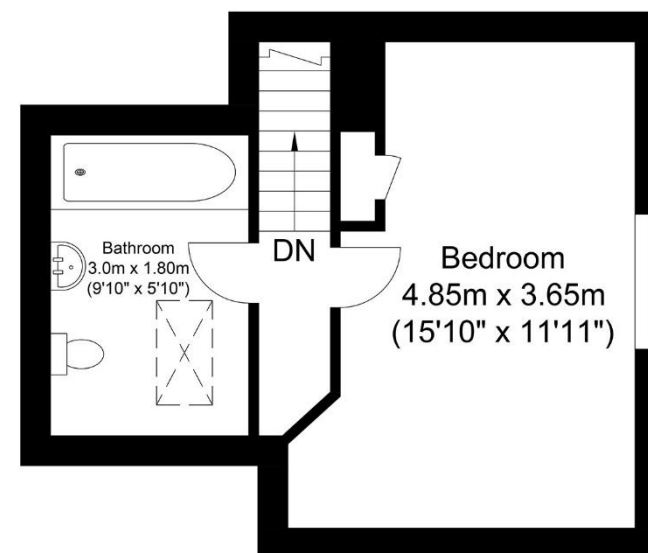
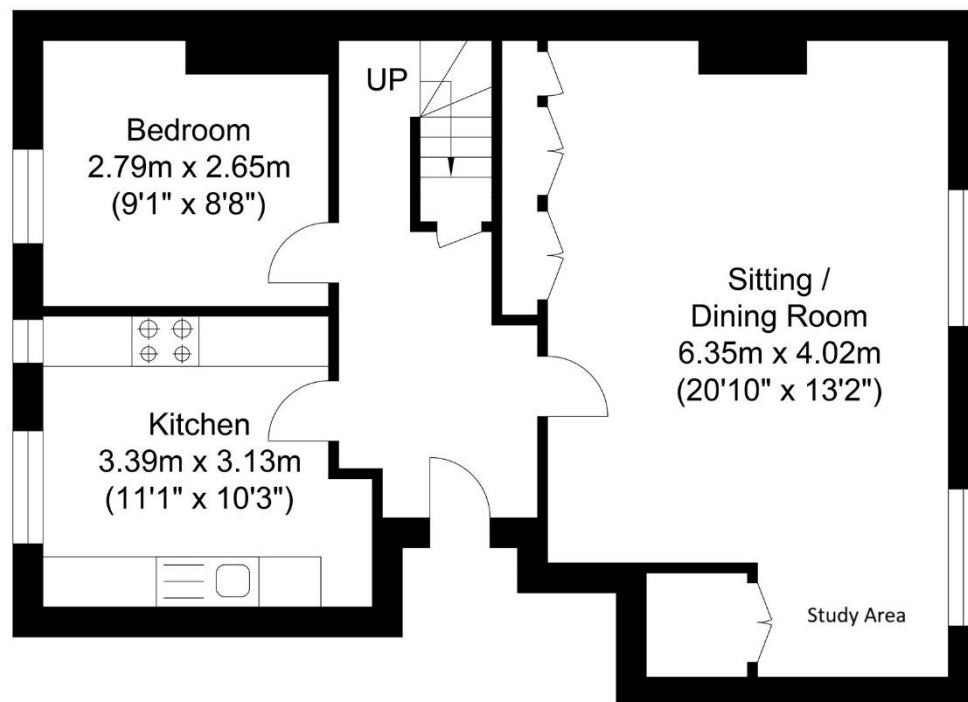
The property is within easy walking distance of Lewes Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

There is a choice of popular public houses offering dining, within the road and within the wider area.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.





Second Floor
Approximate Floor Area
550.78 sq ft
(51.17 sq m)

Third Floor
Approximate Floor Area
260.27 sq ft
(24.18 sq m)

Approximate Gross Internal Area = 75.35 sq m / 811.06 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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