



£250,000 offers in excess of
F1, The Friars, 40 Friars Walk, Lewes, BN7 2LG

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The property...

A great opportunity to purchase this wonderful 1 Bedroom Ground Floor Apartment with the rare advantage of an Allocated Parking Space.

The light and airy property features high ceilings and is located in the heart of Lewes Town Centre, and was converted in 2018, boasting a LONG LEASE, 7 Years remaining on the PCC and no onward chain.

ACCOMMODATION

COMMUNAL ENTRANCE HALL- Double doors open from Friars Walk into this spacious, light and bright communal entrance.

PRIVATE ENTRANCE HALL- Front door, white painted doors to principal rooms, utility cupboard.

OPEN PLAN LIVING, KITCHEN- Measuring an impressive 19ft the L Shaped room perfectly lends itself to having a Kitchen area without interrupting the flow of the reception space.

SITTING ROOM- Boasting high ceilings and a feature window to the front with views to the town centre. The Sitting Room is completely open plan to the Kitchen area;

KITCHEN- Modern fitted kitchen finished in a white gloss design and comprising of a range of cupboards and drawers. The kitchen is complimented by stone look worksurfaces and integral appliances.

BEDROOM- A generous double bedroom boasting high ceilings and feature window to the front with views to the town centre.

BATHROOM- A luxurious bathroom suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. Modern grey tiled walls and floor.





Property & Outside...

PARKING SPACE- Allocated parking space located at the rear of the building.

The Friars is located in the heart of Lewes Town centre at the bottom of School Hill. The building was developed to a high standard from commercial use in 2018 and boasts being within a skip and a hop of Lewes High Street with the Mainline Railway Station at the other end of the road. The Railway Land Nature Reserve is also within striking distance offering scenic walks in the heart of the town centre.

Lewes High Street offers an excellent choice of shops, antique centres, restaurants and public houses and the Depot Cinema.

Lewes Mainline Railway Station offers direct, regular services to London, Brighton and Gatwick.

Title- Leasehold with apx 118 years remaining

Service Charge- £2,180 per annum

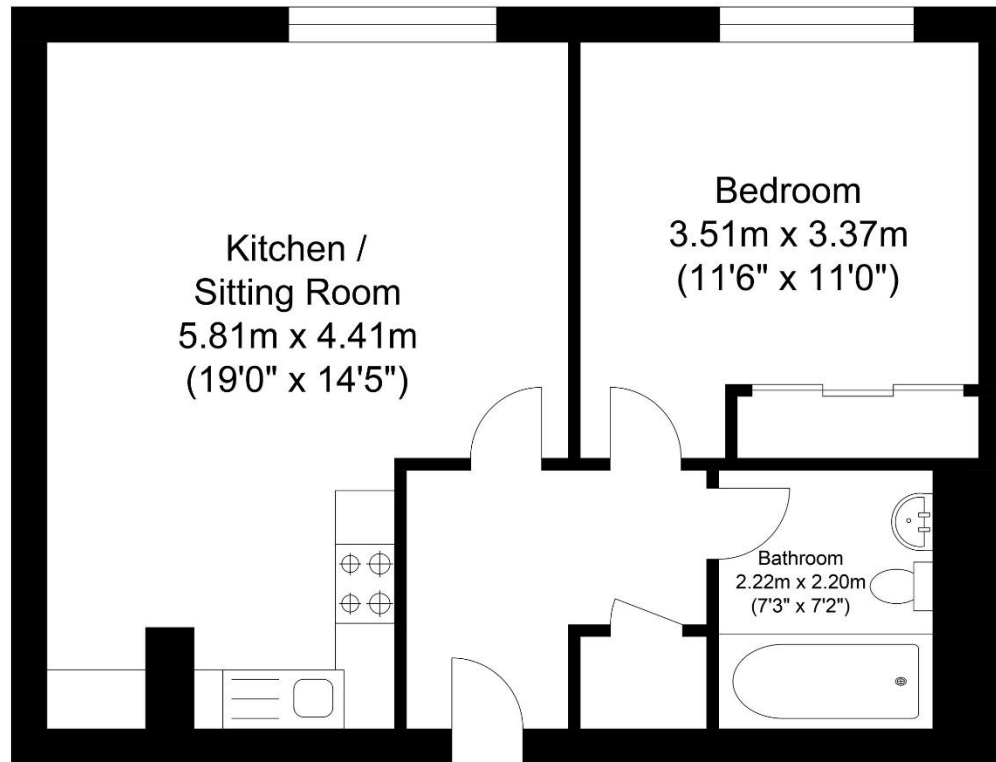
Ground Rent- £285 per annum

Double Glazing - Modern Electric Heating which are fully programmable - PCC with 7 years remaining.

EPC Band- C

Council Tax Band- B





Ground Floor
Approximate Floor Area
492.77 sq ft
(45.78 sq m)

Approximate Gross Internal Area = 45.78 sq m / 492.77 sq ft

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

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