



£375,000 leasehold

F4, 177 High Street, Lewes, East Sussex, BN7 1YE

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The property...

A super example of a 2 Double Bedroom High Street apartment with accommodation over two floors.

Presented to a high standard the light and bright property features a 20ft Southerly Facing, Open Plan Living Kitchen Dining Room, 2 Double Bedrooms, a Study Landing and a gorgeous modern Bathroom.

The generously sized rooms are full of charm and character, boasting exposed floorboards and beams, and elevated views along this particularly pretty section of Lewes High Street and of the South Downs in the distance.

ENTRANCE HALL- Stairs with handrail and balustrade lead upstairs. Painted panelled door to;

OPEN PLAN LIVING, KITCHEN, DINING- Measuring an impressive 20ft, the light and bright Southerly facing room features gorgeous exposed floorboards and a pair of sash windows enjoying elevated views along the historic High Street. Fitted cupboard with drawer below.

KITCHEN AREA- Bespoke made kitchen comprising of a range of wall and base units with solid wood doors and drawers. The kitchen features a stone worksurface, butler sink and chequerboard tiled splashback, space for range cooker and appliances.

FIRST FLOOR LANDING- A generously sized landing which accommodates a useful **Study Area**. Painted handrail and balustrade over stairs, exposed beams and fitted cupboard.

BEDROOM 1- A generously sized double bedroom with exposed floorboards and beams. Sash window with elevated views along this particularly pretty section of Lewes High Street and rooftop views which extend to the South Downs in the distance.

BATHROOM- A gorgeous modern bathroom with suite comprising of a bath, separate shower enclosure, wc and wash hand basin. Sash window, exposed beams and floorboards.

BEDROOM 2- Another double bedroom with far reaching views to the rear.



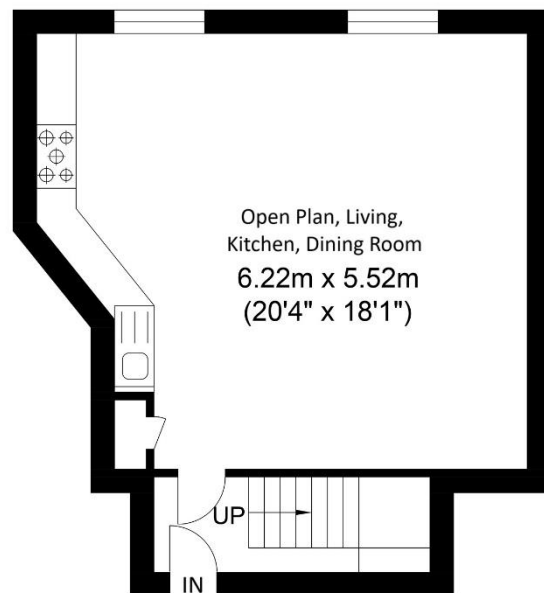


Property & Location...

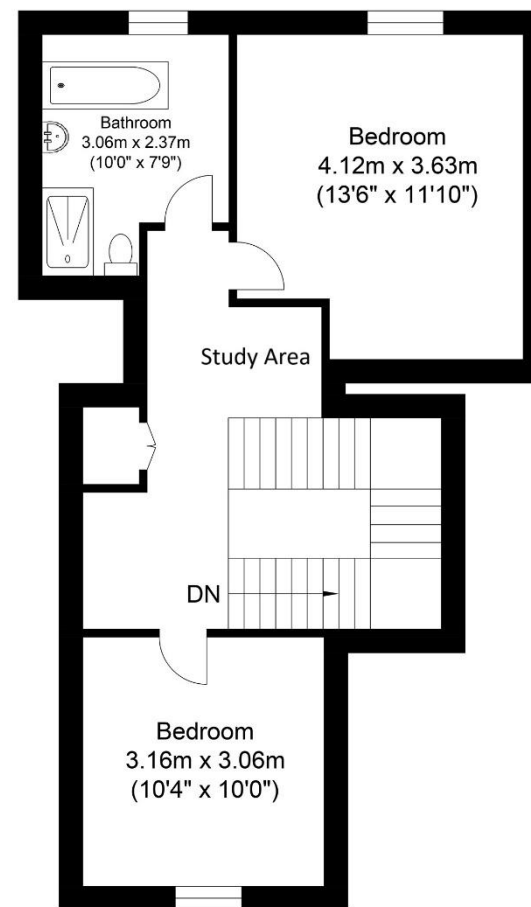
The property is located at the top of the High Street situated on the second and third floors of this handsome Grade II listed building. Set above the hustle and bustle of the High Street and taking full advantage of the many positives of this prime central location. Lewes Mainline Railway Station, which offers regular direct services to London, Brighton and Gatwick is just a 6 minute walk away (Source Google Maps). Grange Gardens is also a short walk away providing access to the pretty, public access gardens



Title - Leasehold with apx 110 years remaining
Maintenance Charge of apx £2507.68 per annum
Ground Rent of £125 per annum
Gas central Heating - Grade II Listed
EPC Band- D
Council Tax Band- C



Second Floor
Approximate Floor Area
392.12 sq ft
(36.43 sq m)



Third Floor
Approximate Floor Area
512.46 sq ft
(47.61 sq m)

Approximate Gross Internal Area = 84.04 sq m / 904.59 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: ringmer@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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