



£260,000 leasehold

195c High Street, Lewes, East Sussex, BN7 2NS

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented 2 double bedroom apartment ideally situated on Lewes High Street.

The property is positioned over the two top floors of this gorgeous Grade II Listed building. Located at the rear of the building provides privacy and a surprisingly quiet environment, yet is very much amongst the hustle and bustle of the High Street below.

The home is well presented throughout, boasting a 24ft triple aspect Open Plan Living, Kitchen, Dining Room enjoying magnificent Views of the South Downs. There is a modern Kitchen finished in a rich blue and cleverly incorporates a breakfast bar into the design.

The Bathroom has been updated in recent times and features a rainfall shower over the bath and there are 2 Double Bedrooms on the upper floor, both enjoying far reaching views.



The property...

ENTRANCE HALL- Front door, stairs with wood panelling to first floor, white painted panelled doors to principal rooms.

OPEN PLAN LIVING, KITCHEN, DINING ROOM-

A triple aspect room measuring an enviable 24ft boasting gorgeous, far reaching views of the historic townscape and the South Downs.

SITTING ROOM- A good size reception area with views over roof tops to the historic Lewes Market Tower to one direction and almost panoramic views of the South Downs to the other side. The light and bright reception is open plan to the;

KITCHEN/DINING ROOM- A modern fitted kitchen finished in a beautiful blue and complimented by timeless white tiled splashbacks. The kitchen cleverly incorporates a breakfast bar into the design and offers a superb selection of cupboards and drawers and enjoys elevated views to the rear.

BATHROOM- A modern bathroom with suite comprising of a bath with rainfall shower over and modern Crittall look, shower screen. Wc and wash hand basin set into a vanity unit.

FIRST FLOOR LANDING- Window to the side with far reaching views and doors to principal rooms.

BEDROOM 1 - A comfortable double bedroom with rear aspect and enjoying far reaching elevated views. Fitted wardrobes.

BEDROOM 2 - Another comfortable double bedroom with front aspect and enjoying far reaching elevated views over historic roof tops to the South Downs. The double bedroom further benefits from fitted wardrobes.





Property...

Tenure - Leasehold with ruling rights to maintenance

Term - Approximately 87 years remaining

Maintenance Charge - £840 per annum

Ground Rent - £185 per annum

Grade II Listed

Gas Central Heating

EPC Rating - Grade II Listed

Council Tax Band - C





Location...

This 2 bedroom split level, top floor flat forms part of this gorgeous and impressive four-storey Grade II-listed Georgian building near the iconic War Memorial in the heart of Lewes High Street, at the top of School Hill.

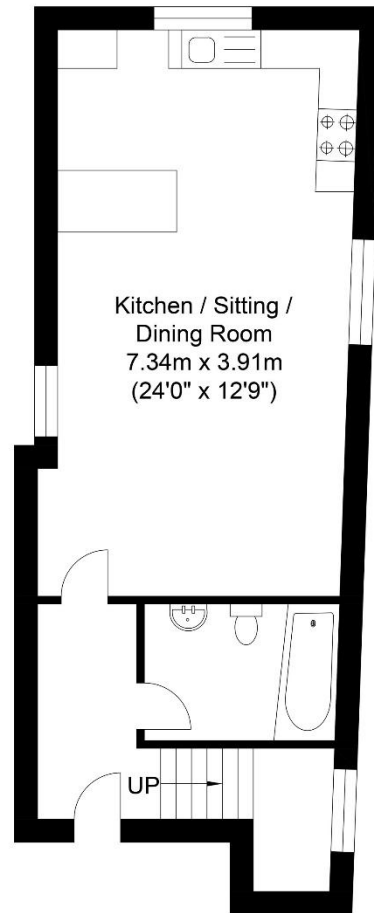
The flat's position to the rear of the building provides a private and surprisingly quiet setting yet is very much amongst the hustle and bustle of this lively, historic market town.

Fantastically situated, it is just a 5-minute walk from Lewes mainline railway station, which offers regular direct services to London, Brighton and Gatwick, and minutes away from Waitrose, the Depot Cinema and restaurant, Grange Gardens, a selection of excellent independent and state junior and secondary schools, and a leisure centre with gym and swimming pool.

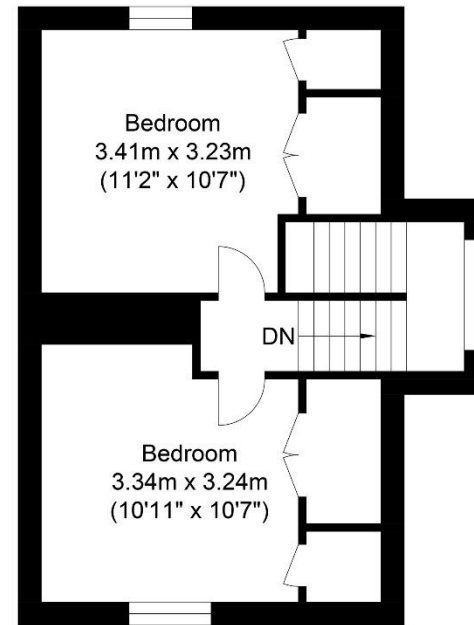
Lewes is proud to host a number of sports and leisure clubs including rugby, football, cricket, tennis, stoolball, and golf to name a few.

Lewes is home to many historic buildings such as Lewes Castle, The Priory Ruins and the Anne of Cleves House, all of which are within walking distance of the front door.





Second Floor
Approximate Floor Area
433.67 sq ft
(40.29 sq m)



Third Floor
Approximate Floor Area
373.83 sq ft
(34.73 sq m)

Approximate Gross Internal Area = 75.02 sq m / 807.50 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