



Guide Price £350,000 - £370,000

Barn Stables, DeMontfort Road, Lewes, BN7 1ST

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The property...

LOCATED IN A GATED DEVELOPMENT ON SOUGHT AFTER DEMONTFORT ROAD THIS 2 DOUBLE BEDROOM GARDEN FLAT OFFERS VIEWS AND OFF STREET PARKING.

THE MAISONETTE FEATURES ITS OWN ENTRANCE WITHOUT THE USE OF A COMMUNAL ENTRANCE HALL AND A PRIVATE COURTYARD GARDEN.

ACCOMMODATION

PRIVATE ENTRANCE HALL – Stairs rising to First Floor

FIRST FLOOR LANDING – Currently presented with a useful Study Area.

LIVING ROOM - Dual Aspect Room with Double Glazed Windows with views over the Lewes townscape and The Green adjacent to The Gallops.

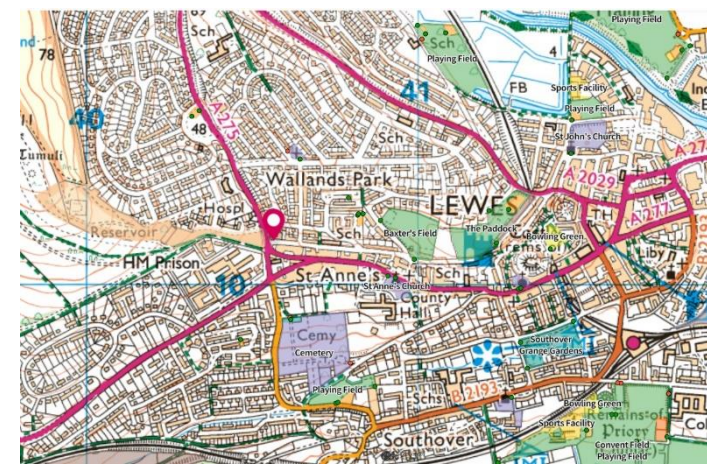
KITCHEN – Modern fitted kitchen with a range of wall and base units incorporating a Breakfast Bar. The kitchen features a Quarry Tiled Floor and views to the green across the road.

BEDROOM 1 – Benefits from a fitted Double Wardrobe and views to De Montfort Road.

BEDROOM 2 – features views to De Montfort Road

BATHROOM - Modern white suite comprising panel enclosed bath with shower over, wash hand basin set into a vanity unit, low level w.c. and window to the side.





Outside...

COURTYARD GARDEN – a Private, Paved Courtyard Garden enclosed by Flint Walls and of a Southerly Aspect.

ALLOCATED PARKING SPACE – located in a brick laid car park

COMMUNAL GROUNDS – A Gated Development with well maintained grounds. Pathways meander through to front doors and communal bin store.

The property is located on the Western side of Lewes, with almost immediate access of The South Downs but equally within easy reach of local services. Lewes town centre with its comprehensive range of shops, bars and restaurants is but a short walk away.

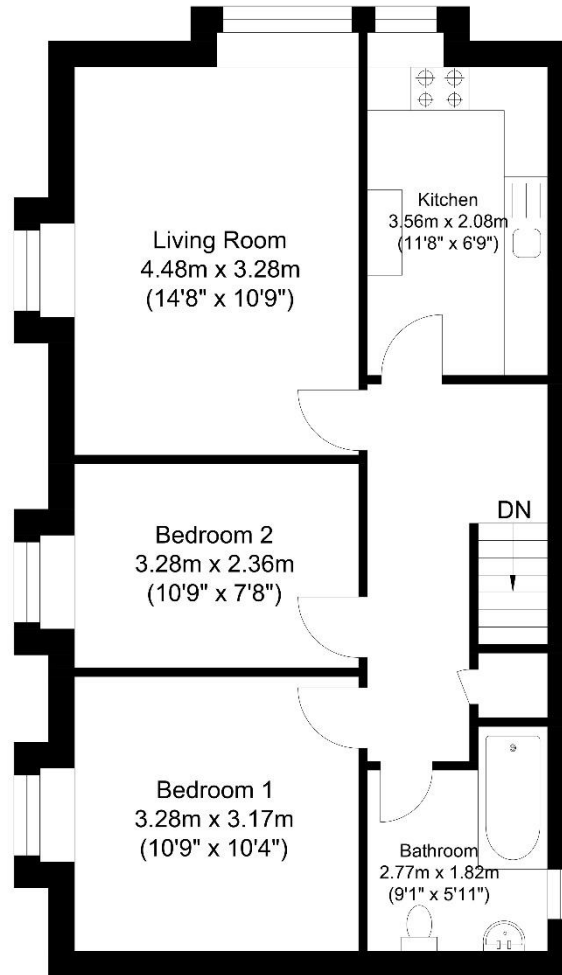
Share of Freehold with apx 153 years remaining on the lease

Maintenance Charge of approximately £80 per annum

EPC rating – C

Council tax band – C





Approximate Floor Area
 600.08 sq ft
 (55.75 sq m)



Approximate Gross Internal Area = 55.75 sq m / 600.08 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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