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Your Sussex Property Expert



St. Martins Lane, Lewes, BN7 1UD



£250,000



- First floor apartment
- Contemporary kitchen
- Views of Lewes Castle
- Period building

- Lewes High Street location
- En suite shower
- Engineered wood floors
- EPC - Exempt



The Property

Communal Entrance Hall

Door opening into the communal entrance hall with stairs rising to the first floor with front door to Apartment 1.

Open Plan Kitchen, Living & Dining Area

Front door opening into the living area with entry phone system, storage space with hanging rail and shelf above. High ceilings, engineered wood flooring, ceiling spot lighting and original feature cast iron fire place with marble surround and mantle. An impressive full width window to the front overlooking the High Street with a spectacular view of Lewes Castle. Contemporary handleless kitchen with a quartz stone worksurface extending to incorporate a stainless steel one bowl sink unit with grooved drainer and mixer tap over. Floor to ceiling wall and base units with deep drawer units, integrated appliances include fridge freezer, slimline dishwasher, eye-level oven and induction hob with extractor fan over.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

Bedroom

Carpeted bedroom with window to the side aspect and fitted storage cupboard with shelving. Sliding door opening to en suite.

En Suite

A modern fitted suite with concealed low level WC, wash hand basin with vanity unit below, chrome heated towel rail, shelving storage and window to the side.

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Agents Notes

Tenure

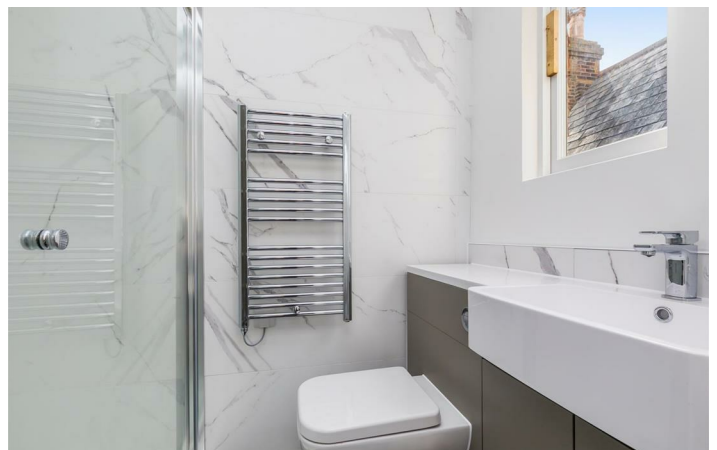
Lease Term

Years Remaining

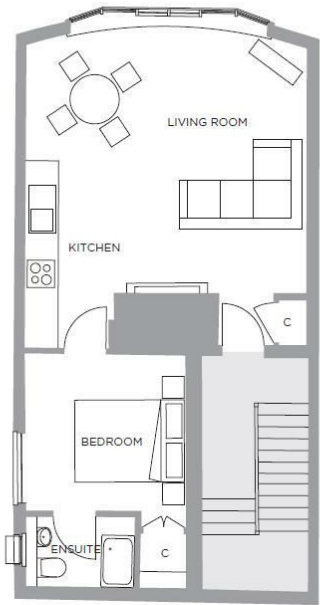
Ground Rent

Service Charge TBC

Council Tax Band



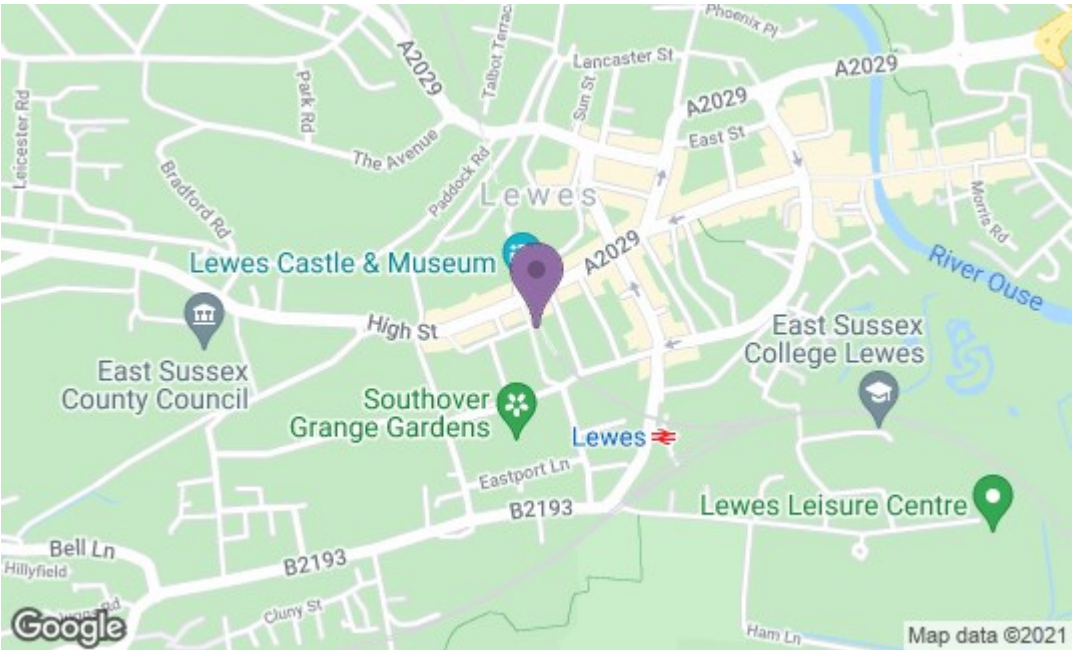
Floor Plan



FIRST FLOOR - APARTMENT 1



Location Map



Energy Performance Certificate