



The Bank, 43 Friars Walk, Lewes, East Sussex, BN7 2LG

Asking Price £250,000

The Bank, 43 Friars Walk, Lewes, East Sussex, BN7 2LG

Well proportioned, first floor apartment with a spacious feel enjoying a convenient location at the heart of the old town centre. High ceilings, large windows, double bedroom and 21ft sitting room.

The Property

This is a well proportioned, one bedroom apartment with a spacious feel from its high ceilings and large windows that look out to the historic Fitzroy House and the South Downs beyond. It is located on the first floor of The Bank building, now converted into Gails Bakery, and sits at the heart of the old town centre within a stones throw of many of Lewes popular independent shops and bustling cafes and within close walking distance of amenities such as Lewes station, Waitrose supermarket, Lewes library, the farmers' market, and The Depot cinema and bar. Off the entrance hall there is a double bedroom and a 21ft lounge/dining room with engineered wood flooring. This opens into a modern kitchen with fully integrated appliances including a fridge/freezer, washing machine, dishwasher, induction hob and electric oven. The modern tiled bathroom has a glass shower cubicle, wash hand basin and low level w/c.

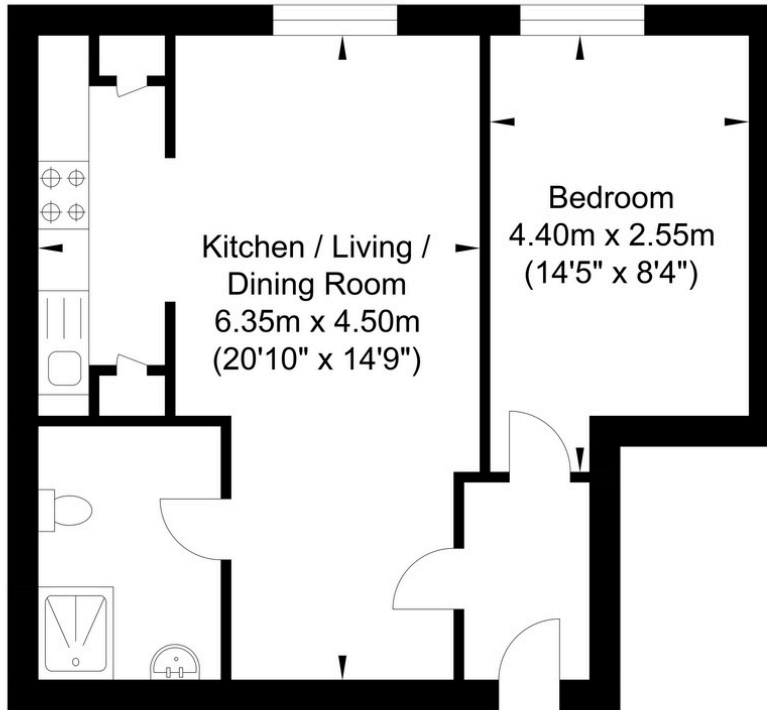
Please note also that the property lease has been recently extended to over 200 years with zero ground rent.

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 offers 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 fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



The Bank, Lewes



Approximate Floor Area
434.53 sq ft
(40.37 sq m)

Approximate Gross Internal Area = 40.37 sq m / 434.53 sq ft

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



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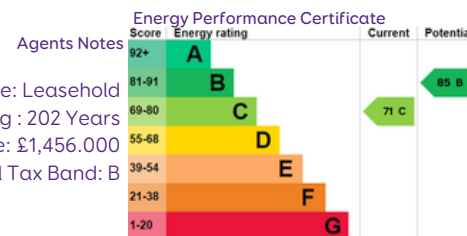
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