



**Flint House, Lewes, East Sussex, BN7 2LU**  
Asking Price £850,000

# Flint House, Lewes, East Sussex, BN7 2LU

A townhouse located right in the centre of Lewes with many character features and spacious rooms throughout. 4 bedrooms, large lounge with woodburning stove, shaker style kitchen/dining room and two useful cellar rooms and the opportunity for a one bedroom separate apartment. Small courtyard garden.

## The Property

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The property is entered via a spacious reception room with ample cupboards and doors leading to the walled patio courtyard. Stairs lead down to the two cellar rooms - one of which has a shower room. The main stairs lead to the first floor (a separate staircase from this point leads to the flat) the spacious kitchen/dining room is fitted with extensive shaker style units with stone worksurfaces - the central island has a breakfast bar and ample cupboards and shelves, larder cupboard with carousel, integrated dishwasher, Smeg range cooker. The sitting room has a central feature woodburning stove, full wall of shelves and feature glass shutters to the windows. There is a bathroom with plumbing and space for a washing machine and the inner hall has a very deep cupboard. There is a twin bedroom with fitted shelves and a wardrobe. There is a double bedroom with two sash windows over the High Street, on the top floor is another double bedroom to the front again with windows over the high street, family bathroom and another large double aspect room with an airing cupboard.

Parking available at £130pcm

## The Location

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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.





# Oakley

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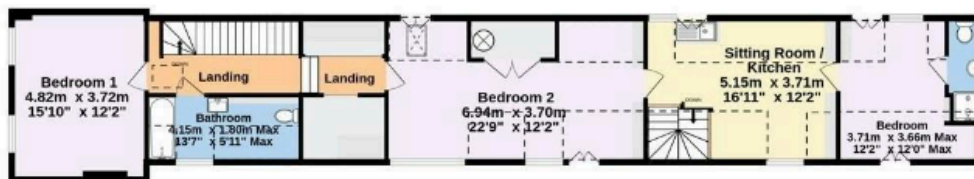
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### Agents Notes

Tenure: Leasehold  
Years Remaining: 88 Years  
Annual ground rent: £50.00  
Annual Service Charge: £700.00  
Council tax band: F  
EPC - Exempt as Grade II listed

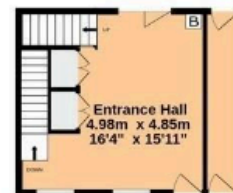
Second Floor



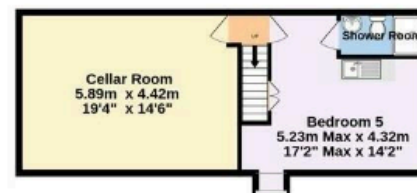
First Floor



Ground Floor



Lower Ground Floor



**TOTAL FLOOR AREA : 300.4 sq.m. (3233 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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