



**Dial House, Lewes, East Sussex, BN7 2AF**  
Asking Price £405,000

# Dial House, Lewes, East Sussex, BN7 2AF

A rare chance to purchase a superbly presented second floor two double bedroom, split-level apartment with an additional study, located in a 'traffic-free' location in the town centre. There are views across all of the Lewes landmarks from this property including the Castle, the High Street, the river, Cliffe, Harveys Brewery and the Downs. The apartment is in a historic grade II listed property.

## The Property

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The property is in excellent order with a spacious lounge/dining room, with engineered oak flooring and views over the river, kitchen with stone worksurface and ample storage integrated appliances including fridge/freezer, induction hob, oven with extractor hood above, dishwasher and washer dryer. The stairs with feature windows in different directions, lead to the landing and doors lead off to bedroom 1 which faces the front and has a cupboard housing the hot water cylinder, the family bathroom has a panelled bath with a shower over, wash hand basin with cupboard below, low level w/c, heated towel rail and fully tiled walls. The study has a window to the front. Bedroom 2 has a view over the river and has fitted corner wardrobes with hanging and shelves.

Outside is an allocated parking space and a bike store.

## The Location

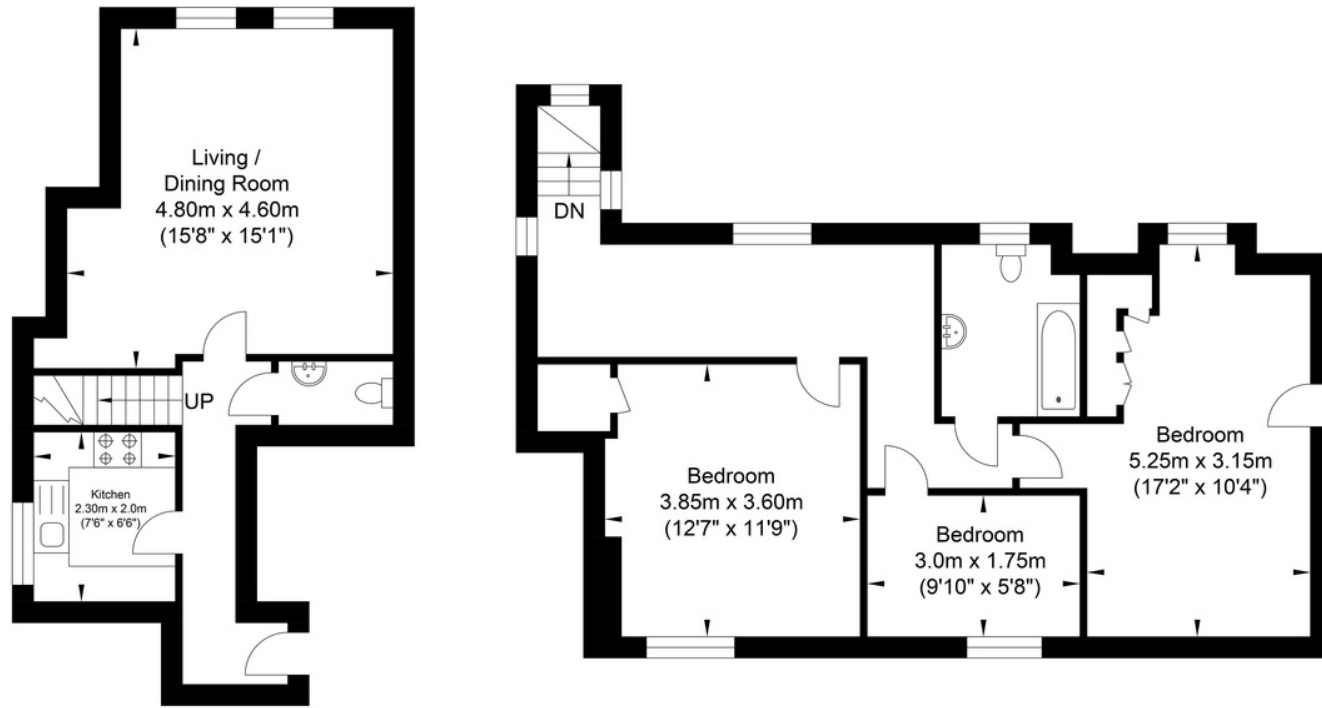
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent 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.





# High Street, Lewes



Second Floor  
Approximate Floor Area  
360.26 sq ft  
(33.47 sq m)

Third Floor  
Approximate Floor Area  
627.53 sq ft  
(58.30 sq m)

Approximate Gross Internal Area = 91.77 sq m / 987.80 sq ft

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



## Oakley

Your Sussex Property Expert

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Agents Notes

Tenure: Leasehold  
Years remaining: 116 Years  
Annual ground rent: £150.00  
Annual service charge: £2,000  
Council tax band: C



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