



**The Old Brewery, Lewes, East Sussex, BN7 2AZ**  
Asking Price £325,000

## The Old Brewery, Lewes, East Sussex, BN7 2AZ

A first floor two double bedroom apartment located in The Old Brewery which is in an attractive Grade II listed building in Lewes. Communal well stocked walled garden, allocated parking and stylish contemporary and original features throughout. No onward chain.

### The Property

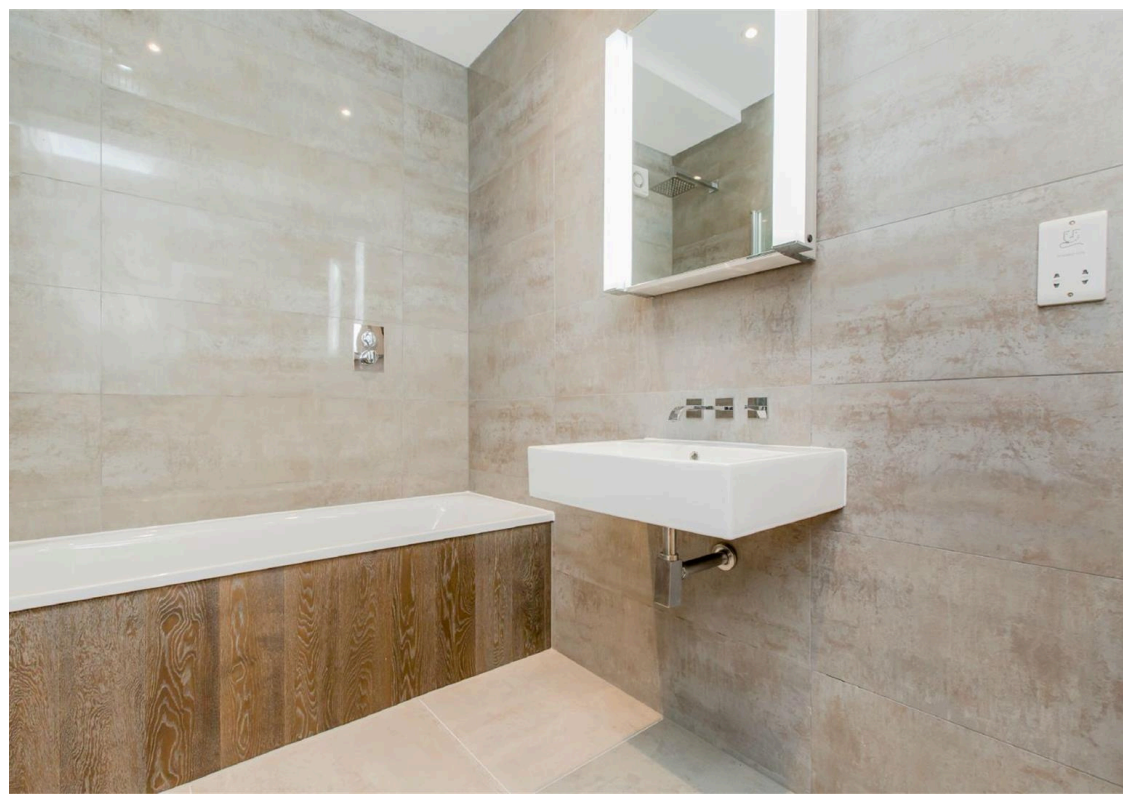
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From the communal entrance hall stairs lead to the first floor and to the private front door, from the entrance hall the kitchen is open plan and has integrated 'Bosch' appliances and Corian worksurfaces. There are two double bedrooms with sash windows to the front and fully tiled bathroom with panelled bath with shower over. The Old Brewery has an established walled garden with seating areas and there is an allocated parking space to the front.

### 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 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.





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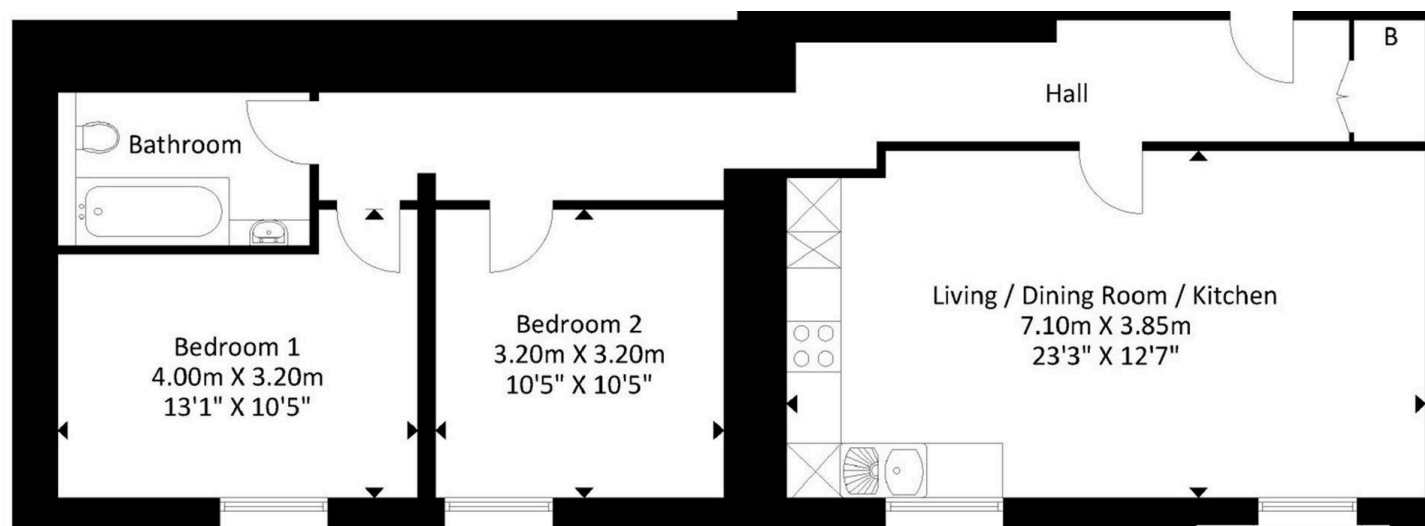
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Agents Notes

Tenure: Leasehold

Years remaining: 117 Years Remaining

Annual Ground Rent: £150

Annual service charge: £1,100.00



Please note:

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