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CLOSET & BOTTS

High Street, Lewes, BN7 2LU
£379,950

LET
RAVES
&
LCHER
73 321 123
David Dunn

BEAULIEU
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High Street, Lewes, BN7 2LU

A recently converted maisonette in Lewes High Street with its own private entrance. Two double bedrooms with two shower rooms, separate contemporary kitchen from the lounge which has an original fireplace. Excellent central location and no onward chain.

The Property

Finished to the highest standard throughout this property offers a contemporary kitchen with stone worktops and integrated appliances, two luxury en-suite shower rooms and further w/c. Spacious living room with period fireplace and views across the High Street.

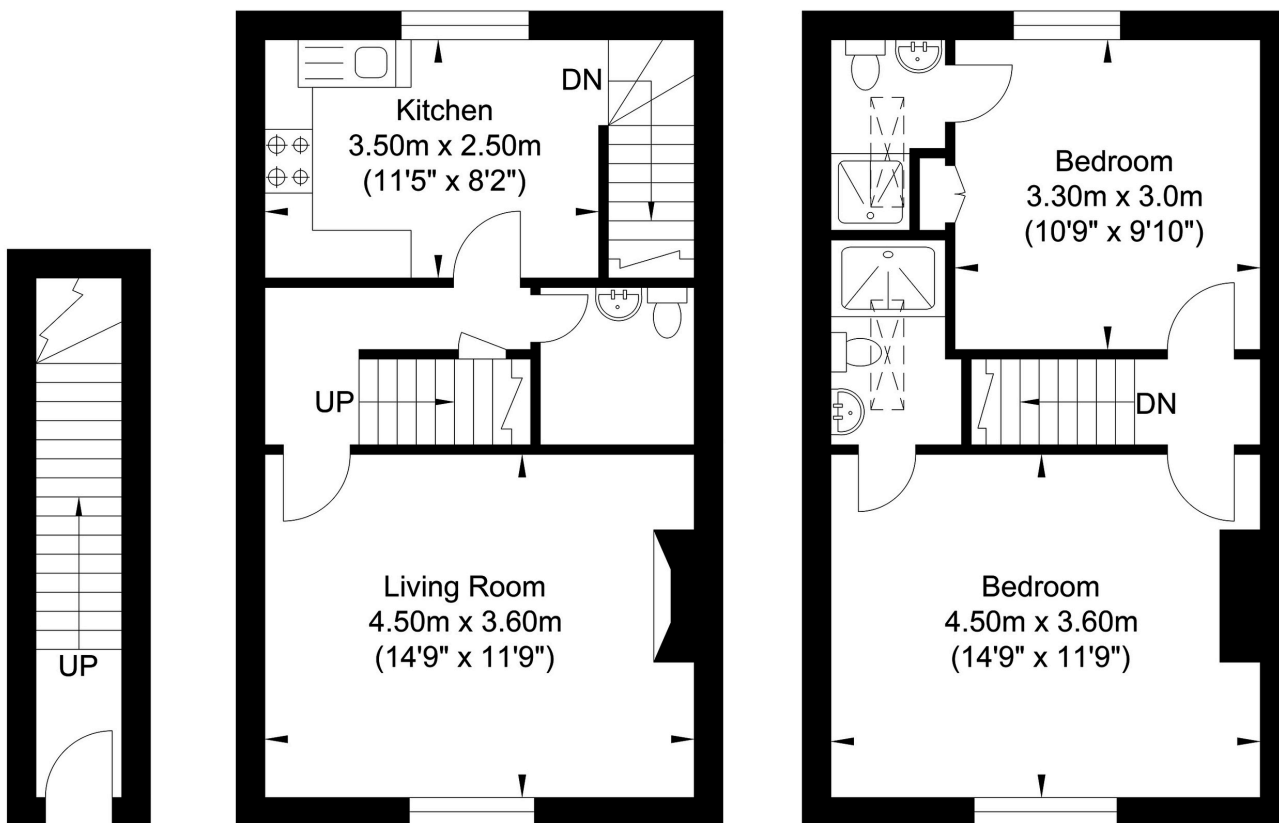
The property has a private front door from the High Street, with carpeted stairs leading up to the kitchen/dining room. This is fitted with wall and base units, stone worksurface and integrated hob and oven, space for fridge/freezer. The living room overlooks the High Street with an original cast iron fireplace with tiled hearth. Stairs rise to the second floor with an under stairs storage cupboard and door to cloakroom which has space and plumbing for washing machine. The second floor has exposed beams, one bedroom has a raised mezzanine area for storage or potentially a sleeping area and an en-suite with fully tiled shower cubicle, low level w/c and wash hand basin with vanity unit. Bedroom two also has beams, fitted wardrobes, Velux windows and a window to the front. The second en-suite has a fully tiled shower cubicle, concealed w/c, wash hand basin with vanity unit and a Velux window.

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.



High Street, Lewes



Ground Floor
Approximate Floor Area
52.74 sq ft
(4.90 sq m)

First Floor
Approximate Floor Area
385.13 sq ft
(35.78 sq m)

Second Floor
Approximate Floor Area
385.13 sq ft
(35.78 sq m)

Approximate Gross Internal Area = 76.46 sq m / 823.0 sq ft

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

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Please note: the photographs were taken from when the property was first converted and it has been rented out since then.

Agents Notes
Tenure Leasehold
996 Year Lease
Service Charge Circa £1608 per annum
Council Tax Band C
Annual Ground Rent A Peppercorn
EPC N/A



Please note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.



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