



**Flat 1 220 High Street, Lewes, East Sussex, BN7 2AF**  
Asking Price £390,000

## Flat 1 220 High Street, Lewes, East Sussex, BN7 2AF

Impressive first floor apartment in Grade II listed building in central Lewes with bright and spacious Interior with two double bedrooms, bathroom, lounge/dining room with great outlook and separate kitchen. There are character features and large Sash windows.

### The Property

---

Upon entering the communal entrance hall this leads up the grand staircase to the apartment front door from which is a private entrance hall leading to two generous bedrooms, one to the front and one to the rear. Contemporary style well appointed bathroom with high-end fixtures and fittings. The lounge offers a large bay window overlooking the High Street and floods the room with natural light and has a feature cast iron fireplace and ample room for a dining table. The contemporary kitchen is well equipped with a range of integrated appliances and a stone worksurface with Inset Bosch hob and oven and ample storage cupboard. Electric heating and engineered oak flooring. Allocated parking to the rear of the building.

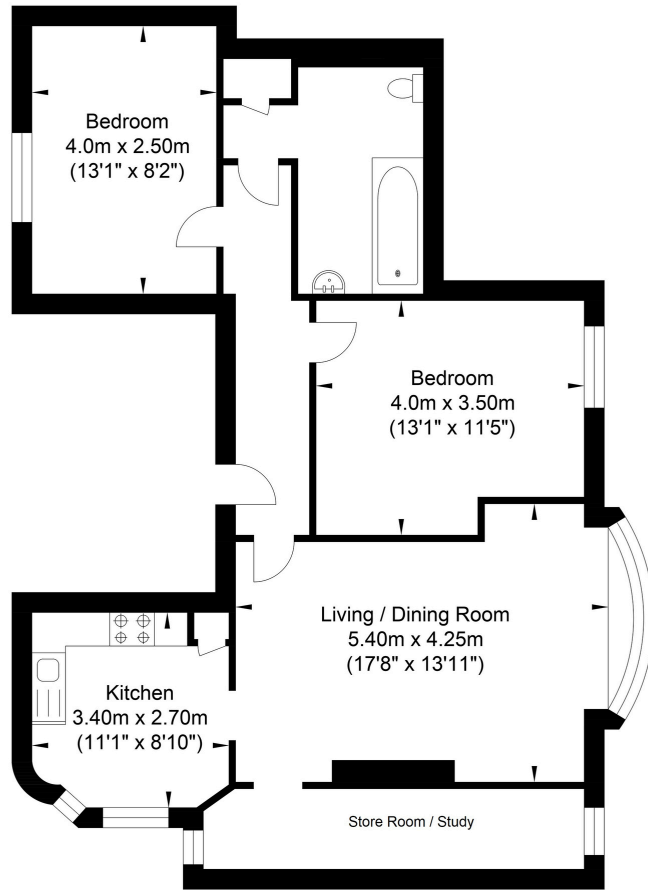
### The Location

---

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.



# High Street, Lewes



Approximate Floor Area  
828.60 sq ft  
(76.98 sq m)

Approximate Gross Internal Area= 76.98 sq m / 828.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Agents Notes  
Tenure - Leasehold  
115 Years Remaining  
Annual Ground Rent: £150.00  
Annual Service Charge: £2,317.36  
Council Tax Band - B



## Oakley

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
www.oakleyproperty.com  
lewes@oakleyproperty.com

We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



**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.