



Castle View Apartments, St. Martins Lane, Lewes
Offers in Excess of: £240,000

Castle View Apartments, Lewes

Castle view is literally situated directly opposite Lewes Castle. This stylish one bed apartment with spectacular views across the town would make an ideal first time purchase, ' pied de terre' or second home.

The Property

The property is centrally located on the High Street within walking distance of the mainline station and all amenities. The property is available to purchase with all of the furniture in place marking the apartment absolutely ready to move in to. Upon entering the front door in St Martins Lane the communal stairs lead to the second floor where the private door opens into a useful area for coats and shoes. The stairs then lead to the top floor where even on the approach views across the roof tops to the golf course can be enjoyed. The open plan living / kitchen has engineered oak flooring, exposed beams and a large sash window offering stunning views towards the coast in the distance across the town and beyond. The fitted kitchen has stylish units with a quartz work surface, integrated appliances and a fitted breakfast bar with two stools.

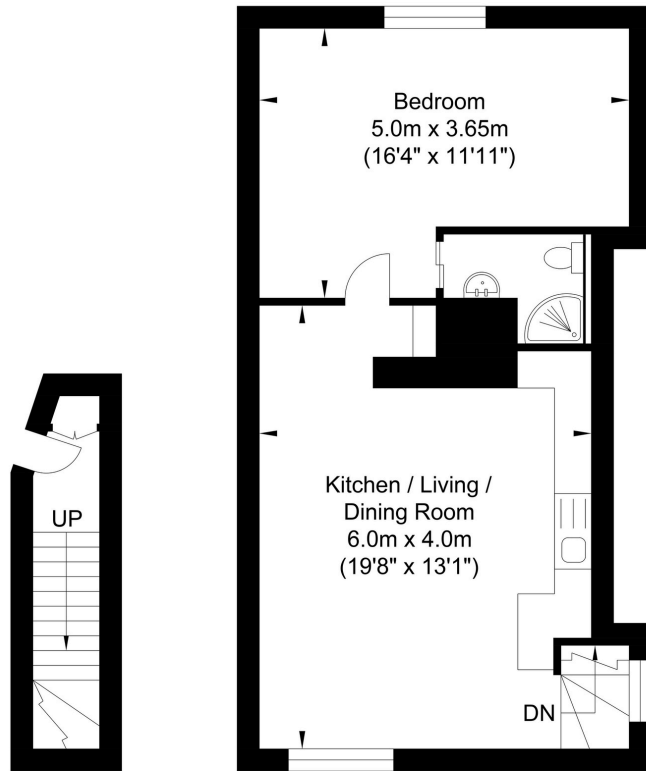
The bedroom has a window to the front looking straight to the Castle, built in bed with wooden headboard and contrasting bedside shelving. There is a recess with a washer / dryer with hanging space above and low level storage cupboards built in along one wall. The shower room has feature glass blocks, sliding pocket door, shower cubicle, concealed w/c, heated towel rail and wash hand basin with vanity cupboard.

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
44.13 sq ft
(4.10 sq m)

First Floor
Approximate Floor Area
493.63 sq ft
(45.86 sq m)

Approximate Gross Internal Area = 49.96 sq m / 537.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure Leasehold
121 Year Lease

Service Charge Circa £2,280 per annum

Council Tax Band B

Annual Ground Rent N/A

EPC D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



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.



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 doing property

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

