



**Flat 3 Artisan House, Brooks Road, Lewes**  
Shared Ownership - 30%- £114,000. 50%- £190,000. 75%- £285,000. Full Market Value - £380,000.

## Flat 3 Artisan House, Brooks Road, Lewes

Recently constructed, two bedroom first floor apartment with spacious balcony available to purchase on a shared ownership basis, in Atelier development in Lewes.

### The Property

---

Two bedroom first floor apartment available to purchase on a shared ownership basis in the Atelier development in Lewes. The apartment benefits from an open plan living and kitchen area with integrated appliances including hob, electric oven, dishwasher, tall fridge/freezer and washer/dryer. The open living space with floor to ceiling windows leads into a spacious south facing balcony with far reaching views into the town and towards Lewes Castle. The hallway leading to the two double bedrooms houses a large storage cupboard and main bathroom, with a bath and overhead shower. Bedroom one has built in mirrored storage and an en-suite bathroom with a walk-in shower. The second bedroom is a good size double with ample room for freestanding wardrobes.

Artisan House was a brand new build in 2022 and benefits from a communal bike store, passenger lift to all floors, landscaped planting in communal gardens, a selection of electric car charging spaces at a first come first serve basis and remainder of 10 year New Homes warranty.

#### Get on the Property Ladder with Shared Ownership.

Shared ownership enables you to buy an initial share (between 25 - 75%) in a home with a lower deposit and at a price that you can afford. You pay rent on the remaining part you don't buy and can buy additional shares in your home until you own 100%. Shared ownership enables you to buy the home you want at a price you can afford and at a repayment that is affordable for you.

### The Location

---

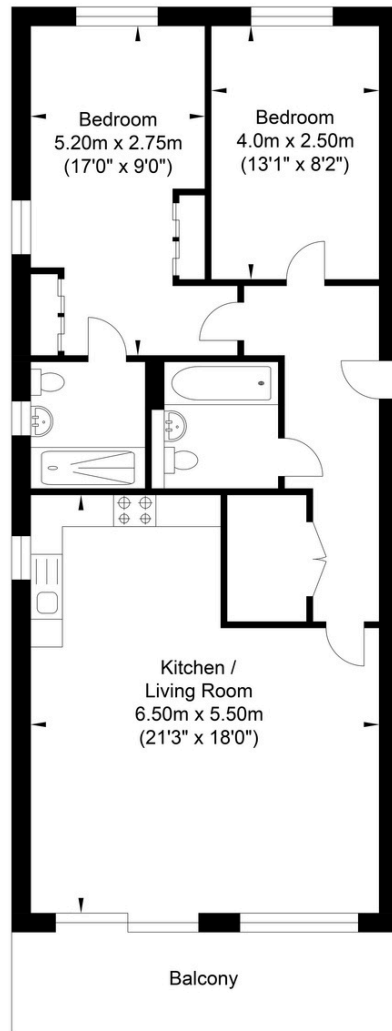
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.







# Brooks Road, Lewes



Approximate Floor Area  
828.82 sq ft  
(77.0 sq m)

Approximate Gross Internal Area = 77.0 sq m / 828.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

### Agents Notes

Tenure: Leasehold, 249 years remaining.  
Service Charge: Circa £1,893 per annum.  
Ground Rent: N/A  
Council Tax Band: D  
Monthly Rent: £652.25 based on 30% purchase.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	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 marketing property

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

