



**Flat 11, The Printworks, St. Nicholas Lane, Lewes, East Sussex, BN7 2GH**  
Asking Price £275,000



# Flat 11, The Printworks, St. Nicholas Lane, Lewes, East Sussex, BN7 2GH

Modern first floor apartment located in Lewes town centre close to the train station benefitting from two balconies and open plan living space.

## The Property

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The Printworks is in a very convenient location down a quiet lane in the town centre. This property has an open plan living with a modern kitchen with tiled floor and ample wall and base mounted units and integrated appliances. The living area has wood effect flooring leading through to the first balcony. The double bedroom also has a further balcony. Contemporary bathroom suite with tiled walls, floors and white sanitaryware with a shower over the bath. A particular feature is the residents decked roof terrace with seating areas and stunning views across the town. The property is offered with vacant possession and no onward chain.

## 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 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.







# First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



# Oakley

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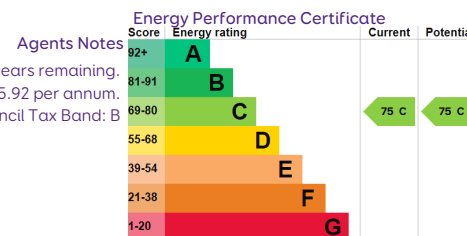
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 01273 487 444  
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### Agents Notes

Tenure Leasehold - Leasehold, 233 years remaining.  
 Service Charge: Circa £2,095.92 per annum.  
 Council Tax Band: B



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