



**6 Priory Place Flats, Priory Street, Lewes, East Sussex, BN7 1HQ**  
Asking Price £285,000



## 6 Priory Place Flats, Priory Street, Lewes, East Sussex, BN7 1HQ

A second floor purpose built ex-local authority flat located in a small block in Priory Street. Two double bedrooms, Modern shaker style kitchen, bathroom and a lounge/dining room with striped wood flooring throughout.

### The Property

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Part glazed front door leading to entrance hall, door to bathroom fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled walls. Deep cloaks cupboard housing 'Glowworm' gas fired boiler and room for storage. Lounge/dining room with two windows to the rear, picture rail, striped pine flooring and opening into kitchen which has recently been re-fitted with a range of wall and base Shaker style units, wooden worksurface, inset four ring gas hob, space for fridge freezer, stainless steel sink unit with mixer taps and space and plumbing for washing machine. Stunning view to Lewes Castle and the surrounding area. Bedroom one with two windows to the front, picture rail and striped pine flooring. Bedroom two with window to the offering stunning view towards the Castle again, striped pine flooring. Outside there is a communal area for drying washing and parking on a first come first served basis

### The Location

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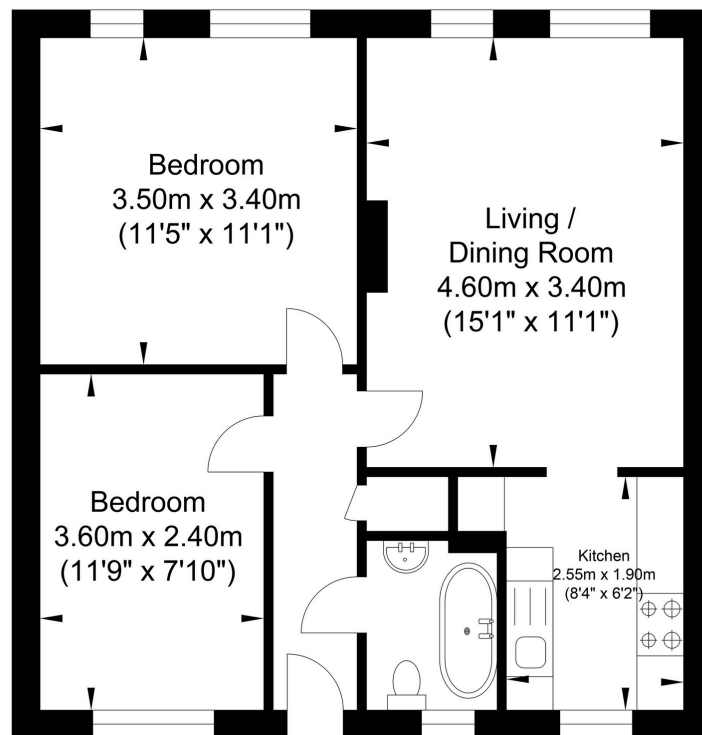
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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







# Priory Street, Lewes



Ground Floor  
Approximate Floor Area  
534.75 sq ft  
(49.68 sq m)

Approximate Gross Internal Area = 49.68 sq m / 534.75 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



| Agents Notes                |         | Energy Performance Certificate |               | Current | Potential |
|-----------------------------|---------|--------------------------------|---------------|---------|-----------|
| Tenure - Leasehold          | EPC - D | Score                          | Energy rating |         |           |
|                             |         | 92+                            | A             |         |           |
|                             |         | 81-91                          | B             |         |           |
|                             |         | 69-80                          | C             |         |           |
|                             |         | 55-68                          | D             |         |           |
|                             |         | 39-54                          | E             |         |           |
|                             |         | 21-38                          | F             |         |           |
|                             |         | 1-20                           | G             |         |           |
| Council Tax Band - B        |         |                                |               |         |           |
| Annual Ground Rent - £250   |         |                                |               |         |           |
| Lease End Date - 01/04/2112 |         |                                |               |         |           |
| Service Charge - £250       |         |                                |               |         |           |
|                             |         |                                |               | 67 D    | 79 C      |

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

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