

**The Friars, Friars Walk, Lewes, East Sussex, BN7 2LG**  
Asking Price £365,000



## **The Friars, Friars Walk, Lewes, East Sussex, BN7 2LG**

Stunning second floor two bedroom apartment situated in central Lewes. Serviced with a passenger lift the apartment is fitted to the highest standard with engineered flooring, bespoke designer bathroom, state of the art kitchen and allocated parking.

### **The Property**

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Lift and stairs from the impressive reception entrance raise to the second floor of this recently converted development. The apartment hallway has engineered wood flooring, inset lights and doors to all rooms. Open kitchen / living space with continued wood flooring and window overlooking Friars Walk. The kitchen has a range of handleless cupboards and drawers with a silestone quartz worktop, In-set stainless steel sink with mixer tap and 4 ring electric hob with extractor fan over. In-built slim line dishwasher, 'Siemens' electric oven and fridge/freezer. Both bedrooms overlook the front of the property and feature inset ceiling spot lights and in-built wardrobes with shelving and hanging space. Luxury bathrooms with fully tiled floor and walls, inset ceiling spotlights and extractor fan. Side mounted hidden cistern W/C, wash hand basin with mixer tap and draw under. Bath with shower attachment and glass screen. Mirror with storage behind and heated towel rail.

Allocated parking space at the rear of the property.

### **The Location**

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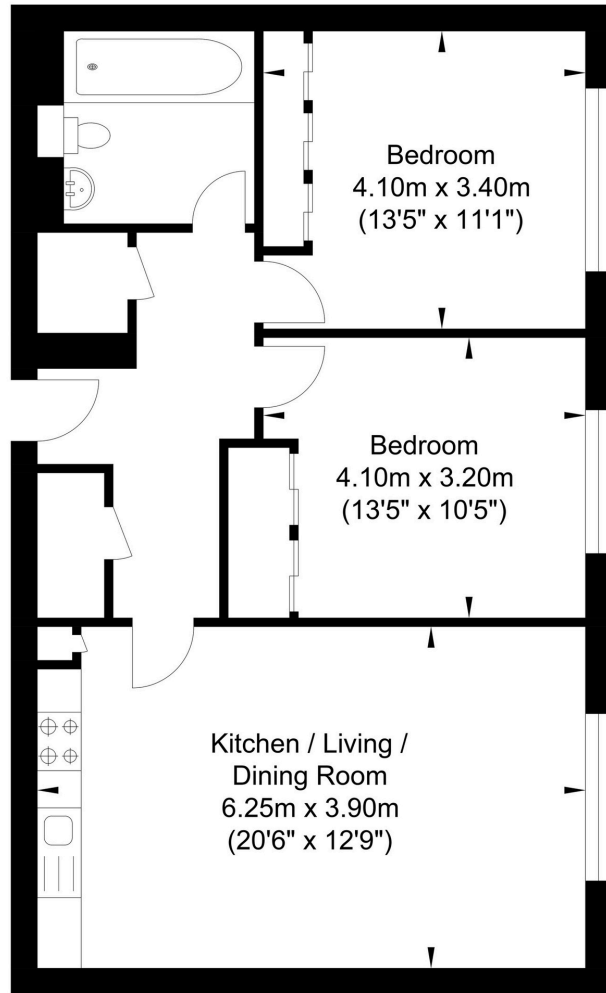
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose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







# Friars Walk, Lewes



Approximate Floor Area  
719.78 sq ft  
(66.87 sq m)

Approximate Gross Internal Area = 66.87 sq m / 719.78 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold  
Years Remaining: 118 Years  
Annual Service Charge: £2112.66  
Annual Ground Rent: £355.00  
Council Tax: Band C  
End of year balancing charge £434.69

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		



### Please note:

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## Oakley

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