



Flat 6 Boughey Place, Lewes, East Sussex, BN7 2EN

Asking Price £200,000

Flat 6 Boughey Place, Lewes, East Sussex, BN7 2EN

Spacious two-bedroom second-floor apartment with countryside views, private balcony, and located in the residential Malling area of Lewes.

The Property

Situated in the Malling area of Lewes, this purpose-built, second-floor apartment offers a blend of comfort, convenience, and is ideal for first-time buyers, downsizers, or buy-to-let investors. This property boasts a range of features designed to appeal to modern living.

The apartment comprises two generously sized bedrooms. The property also includes a bright and airy reception room, which serves as the heart of the home and offers direct access to a private balcony. From here, residents can enjoy uninterrupted countryside views, providing a perfect spot to unwind or entertain friends on warmer evenings.

The kitchen is well-maintained and equipped with ample storage and workspace. The bathroom is conveniently located and designed with practicality in mind, featuring a neutral colour scheme that can easily accommodate personal touches. Parking is on a first come first served basis in the carpark adjacent to the flats.

Set within a purpose-built block, the property benefits from a secure communal entrance and well-maintained shared areas. Its position on the second floor ensures added privacy and the best vantage point for enjoying the surrounding natural beauty.

The Malling area is a popular choice for its blend of suburban peace and proximity to Lewes town centre. Local amenities, including shops, cafés, and schools, are within easy reach, while excellent transport links connect residents to Brighton and other neighbouring towns. For outdoor enthusiasts, the South Downs National Park is close by, offering endless opportunities for walking, cycling, and outdoor activities.

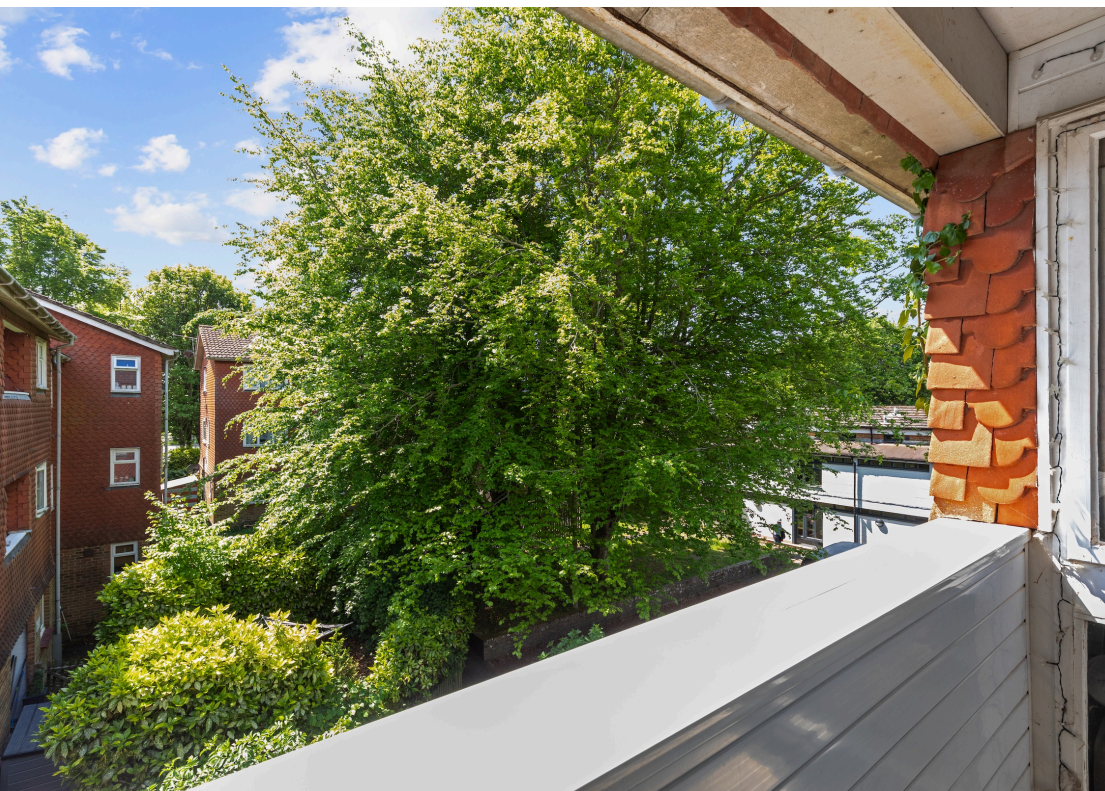
Viewing is highly recommended to fully appreciate everything this property has to offer.

The Location

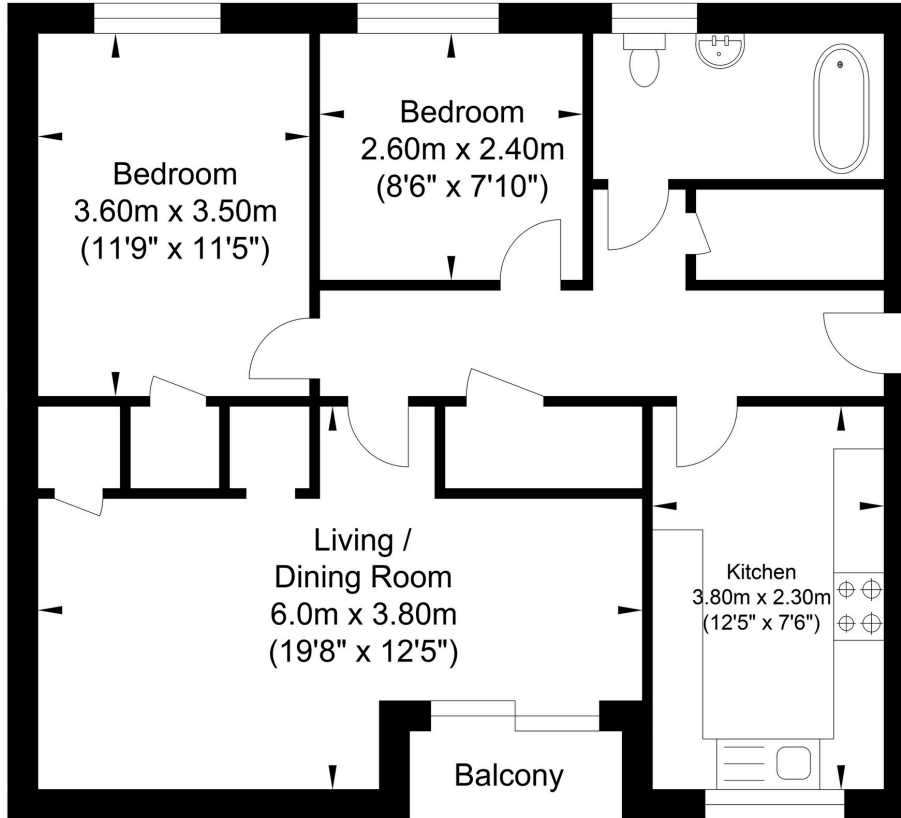
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.

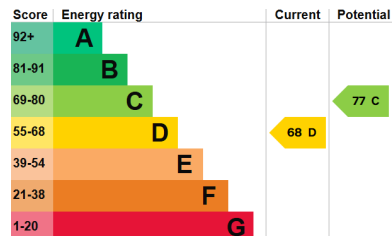


Boughy Place, Lewes



Approximate Floor Area
652.50 sq ft
(60.62 sq m)

Approximate Gross Internal Area = 60.62 sq m / 652.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Material information

Tenure - Leasehold

EPC - D

Council Tax Band - B

Service Charge - £866.89

Ground Rent £10

Years Remaining - 96 years



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