



The Printworks, St Nicholas Lane, Lewes, East Sussex, BN7 2GH
Offers In Excess Of £350,000

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Spacious second floor two bedroom apartment in sought after development with a lift, featuring a balcony, secure parking, and a communal roof terrace. Offered with no onward chain.

The Property

Situated in the highly sought after development of The Printworks, Lewes, this stylish two bedroom apartment offers a superb blend of convenience and modern living. Boasting a fantastic location close to the station and town centre, this property is perfect for professionals, couples, or anyone seeking an ideal base in this historic market town.

The apartment features a spacious entrance hall with utility cupboard and a bright and airy reception room with built in furniture to one wall that opens onto a private balcony, providing a outdoor space to enjoy views towards the Downs at Kingston. The open plan layout ensures a seamless flow between the living, dining, and kitchen areas, creating a sociable and welcoming atmosphere. The kitchen is thoughtfully designed with modern contemporary style fittings, ample storage and integrated appliances.

The two well proportioned bedrooms provide comfortable accommodation, one of them is fully fitted out as a perfect Study ideal for working from home. A contemporary shower room with a large shower, completes the internal accommodation.

Further enhancing the appeal of this property is the inclusion of a covered, secure car parking space, a valuable asset in this central location. Residents also benefit from access to a stunning communal roof terrace, offering breath taking 360 degree views of Lewes and the surrounding countryside.

Offered with no onward chain, this apartment is ready for its new owners to move in and make it their own. The Printworks is a vibrant and well-maintained development, renowned for its excellent facilities and convenient position, making it a highly desirable place to call home.

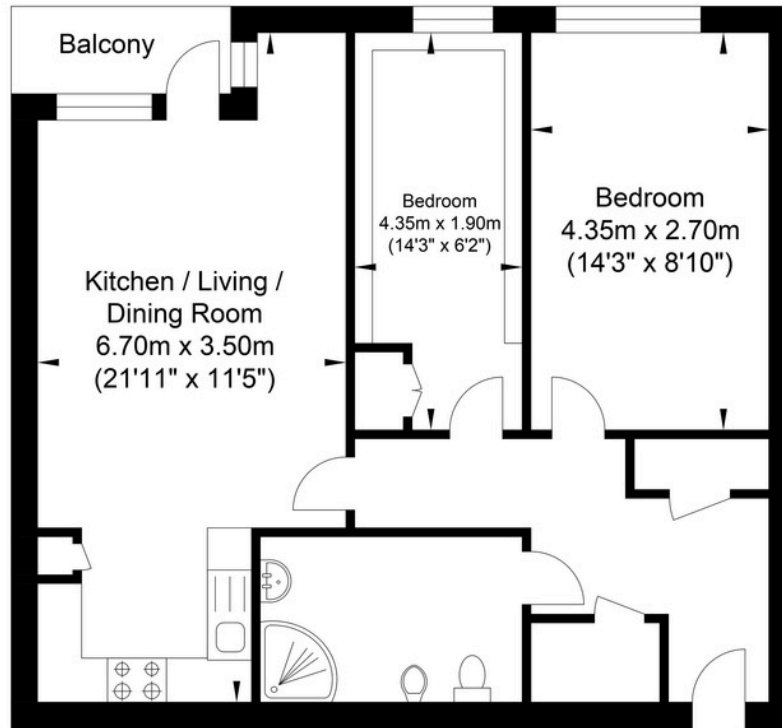
The Location

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 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.



St Nicholas Lane, Lewes



Ground Floor
Approximate Floor Area
652.29 sq ft
(60.60 sq m)

Approximate Gross Internal Area = 60.60 sq m / 652.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Material Information

Tenure: Leasehold, 108 years remaining

Service Charge: £3,273.00 per annum

Ground Rent: £200 per annum

EPC: C

Council Tax Band: D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01273 487 444

14a High Street, Lewes BN7 2LN

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