



Amberley House, 4 Park Drive, Southdowns Park, Lewes

Asking price: £203,000 (70% Shared Equity Purchase)

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A One-Bedroom First Floor Apartment ideally located in the popular Southdowns Park development in central Lewes. The property offers a contemporary kitchen with stone work tops, modern bathroom with Porcelanosa tiles, open living space with Karndean flooring and allocated parking.

The Property

Located within the stunning Southdowns Park development, this well-presented first floor, one bedroom apartment, offers a practical and contemporary living space in a central Lewes location. The property features a spacious open-plan layout incorporating a modern kitchen that includes Quartz stone worktops with high end integrated appliances including a Bosch oven and electric hob and microwave, Hoover dishwasher and fridge-freezer. The hallway offers a good-sized cupboard and a spacious area for storage with high quality Karndean flooring used throughout the hallway and kitchen.

Large double glazed windows, with a sleek grey powder coated aluminium finish, provide bright, natural lighting throughout the apartment. The double bedroom is well proportioned and equipped with a spacious fitted wardrobe and high quality carpet.

The bathroom is finished to a high modern standard with sleek luxury fittings including chrome taps, a heated towel rail, Bluetooth mirror and Porcelanosa tiles.

Video door entry security system for each apartment. One allocated car parking space in private car park. Access to secure bike storage on site. Well maintained communal areas internally and around the Southdowns Park development. Apartment covered by the remainder of a 10 Year ICW new build home insurance warranty.

Shared Equity

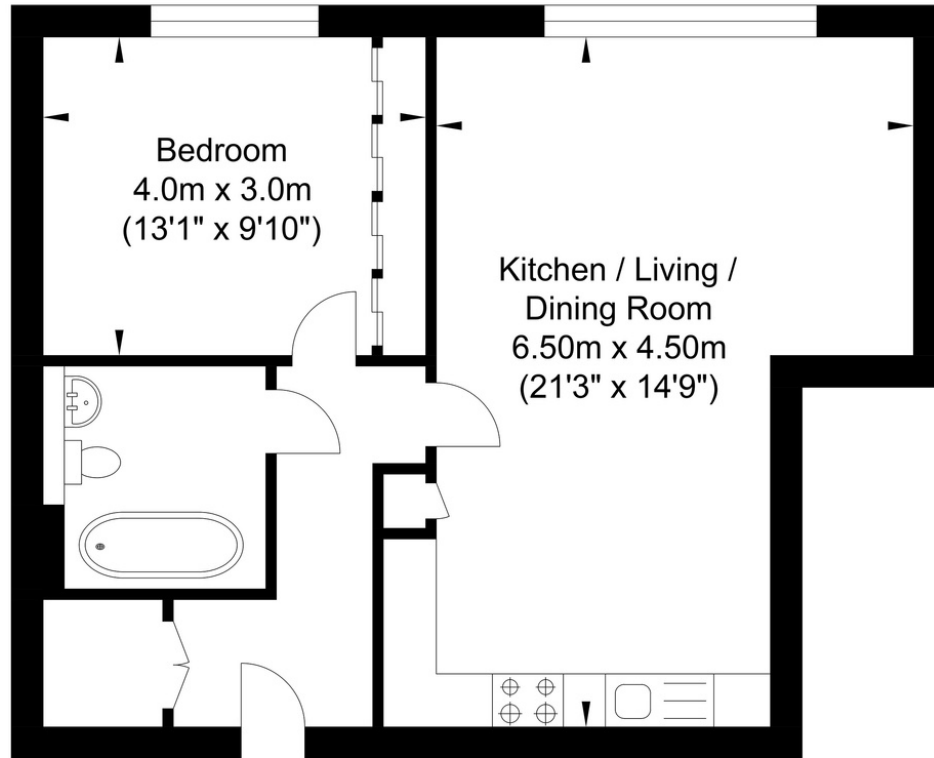
£203,000 represents a 70% share of the property with a full market value of £290,000. The apartment is being sold on an 70% shared equity basis with no rent or interest payable on the retained equity. The retained equity is held by Landspeed Homes Ltd by way of a legal charge. At first instance applicants must have a local connection to the Lewes District Council area by means of working, living or having close family in the area and cannot afford to purchase the property on the open market.

The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away. Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



Amberley House, Lewes



Ground Floor
Approximate Floor Area
523.44 sq ft
(48.63 sq m)

Approximate Gross Internal Area = 48.63 sq m / 523.44 sq ft

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

Agents Notes
Tenure: Leasehold, 995 years remaining
Service Charge: Circa £2,237.70 per annum
Ground Rent: N/A
Council Tax Band: C
Purchase Percentage Available: 70%
Full Ownership Value: £290,000

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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