



£325,000-£350,000 guide price

20a High Street, Lewes, East Sussex, BN7 2LN

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The property...

A great opportunity to purchase this wonderful two-bedroom first floor flat located in the heart of Lewes' historic High Street, within easy reach of shops, cafes and local amenities. The property boasts a bright front aspect sitting room with feature fireplace, modern fitted kitchen, two double bedrooms, both boasting fitted wardrobes and a modern family bathroom.

ACCOMMODATION

ENTRANCE HALL- Front door to hallway with doors to principal rooms

SITTING ROOM- A super room, measuring an impressive 17'7ft x 14ft, with a front bay window consisting of three sashes overlooking the historic high street and flooding the room with natural light. Cast iron feature fireplace with marble mantel

BEDROOM- A bright double bedroom with side aspect window, built in wardrobes and cupboards providing ample storage

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, wash hand basin set in a vanity cupboard, wc with concealed unit, chrome heated towel rail and obscured window

KITCHEN- Fitted with an extensive range of flush fronted wall and base cupboards with complementing work surfaces, sink and adjacent mixer tap and side window above. 4 burner ceramic with integrated cooker hood above and oven below and further integrated appliances

BEDROOM- A good size double room with side aspect sash windows filling the space with natural light, built in wardrobes and cast-iron feature fireplace





Location...

Fantastically situated at just an 8-minute walk (source Google Maps) from Lewes mainline railway station, which offers regular direct services to London, Brighton and Gatwick. Within striking distance from Waitrose, the Depot Cinema and restaurant, Grange Gardens, a selection of excellent independent and state junior and secondary schools, and a leisure centre with gym and swimming pool.

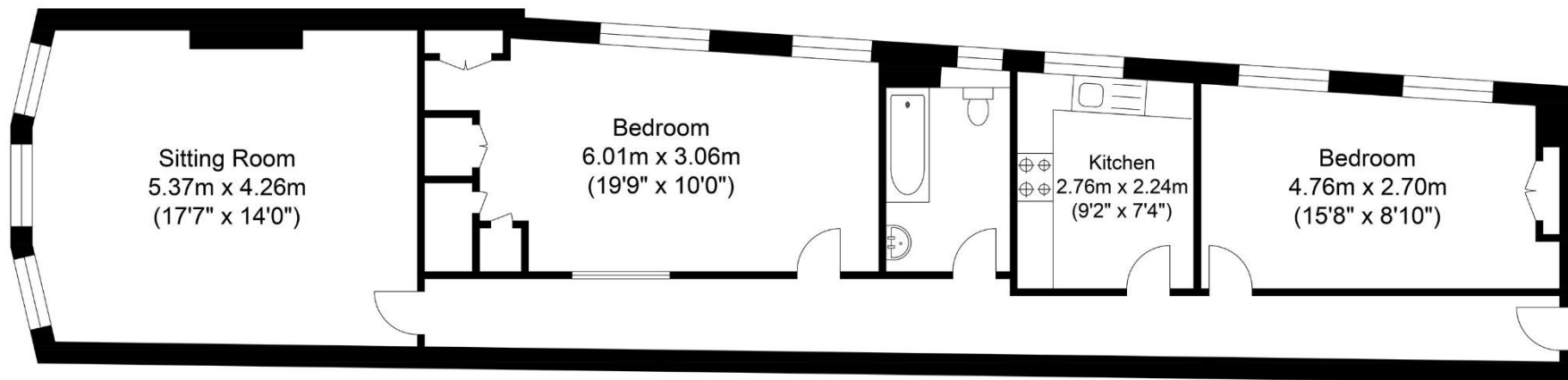
Lewes is proud to host a number of sports and leisure clubs including rugby, football, cricket, tennis, stoolball, and golf to name few.

Lewes is home to many historic buildings such as Lewes Castle, The Priory Ruins and the Anne of Cleves House, all of which are within walking distance of the front door.

Leasehold with approximately 118 years remaining
Service Charge- approximately £2,300 per annum
Ground Rent - £250 per annum

EPC Band- D
Council Tax Band- C





Ground Floor
Approximate Floor Area
930.0 sq ft
(86.40 sq m)

Approximate Gross Internal Area = 86.40 sq m / 930.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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