



37 Cliffe High Street, Lewes, East Sussex, BN7 2AN
Asking Price £250,000

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two bedroom, second floor apartment on Lewes' Cliffe High Street. Separate kitchen, lounge/dining room with street views, and convenient access to all local amenities. Ideal for homeowners or investors.

The Property

This two bedroom, second floor apartment is located on Cliffe High Street in Lewes. It offers a convenient and central living experience. The area provides access to independent shops, cafés, restaurants, and cultural attractions.

The apartment features a practical layout. Stairs rise from the communal entrance hall to the first floor, with a private front door leading upstairs to the lounge/dining room, which is a good size and includes a sash window overlooking Cliffe High Street and St Thomas à Becket Church. This space is suitable for daily living and entertaining and features wood flooring. There is a deep storage cupboard over the stairs.

Separate fitted wooden kitchen with a work surface extending to include a stainless steel sink unit, four-ring gas hob, and integrated oven. There is space for a fridge/freezer and plumbing for a washing machine. There is a gas central heating boiler in here and a window to the rear offering a pleasant outlook.

The property includes two bedrooms, one single to the rear and one double to the front of the property, again overlooking the church. A well appointed bathroom serves the apartment with a white suite featuring a paneled bath with an electric shower over, low-level WC, and a wash hand basin with cupboard below. There is hatch access to the loft space, which provides additional room for storage.

Cliffe High Street is known for its variety of independent retailers, antique shops, and artisan food producers. Lewes also offers good transport links, with a mainline railway station providing services to London Victoria, Brighton, and Eastbourne. The town has schools, countryside access, and historical sites such as Lewes Castle.

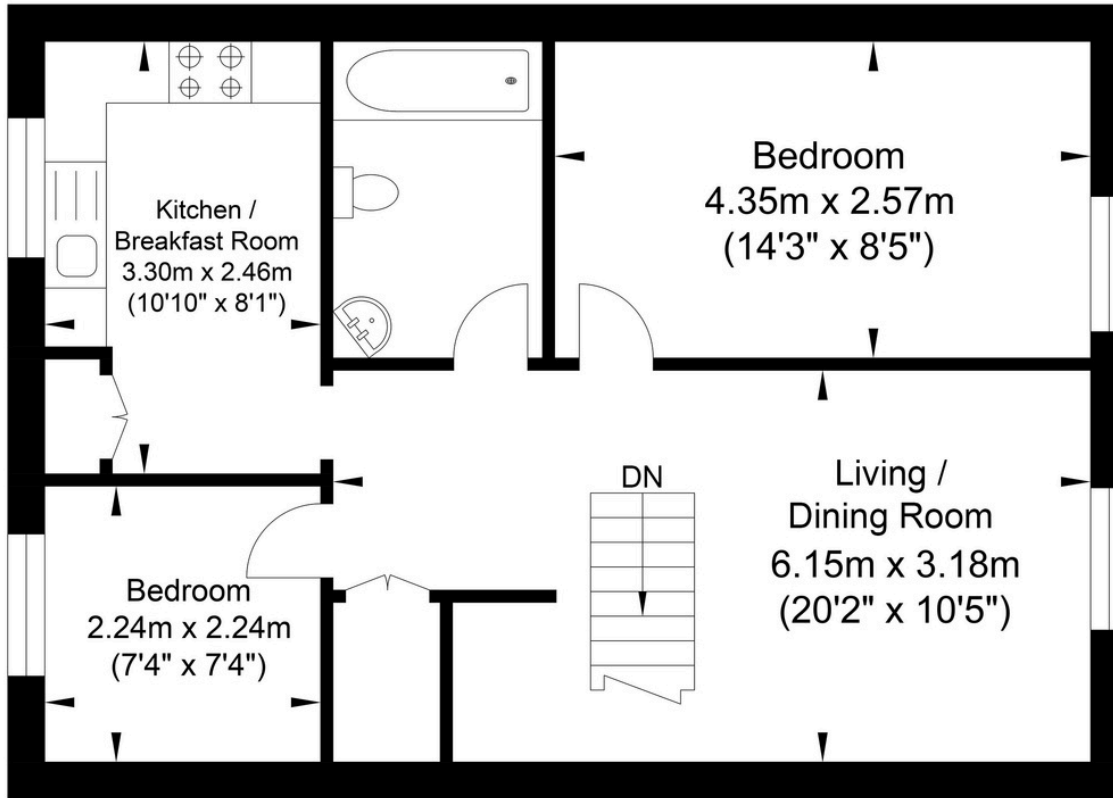
This second-floor apartment is suitable for first-time buyers, those downsizing, or investors looking for a property in a prime Lewes location. Its central position and practical living spaces make it a desirable home.

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 offers 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 and third 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.



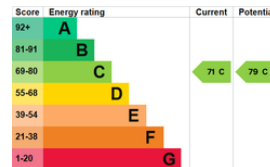
Cliffe High Street, Lewes



Approximate Floor Area
534.64 sq ft
(49.67 sq m)

Approximate Gross Internal Area = 49.67 sq m / 534.64 sq ft

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



Agents Notes

Tenure: Leasehold

Council Tax Band: B

EPC: C

Years remaining - 117 Years

Maintenance charge: £3,191.88

Ground Rent - £275



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