



£200,000-£210,000 guide price

Flat 14, Greene Court, St Pancras Gardens, Lewes, East Sussex, BN7 1HY

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The property...

We are pleased to market for sale this 1 Bedroom second floor flat in the popular Southover area of Lewes. This great property has been well-maintained by its current owners and boasts bright accommodation featuring a spacious sitting room, modern fitted kitchen, family bathroom and double bedroom with ample storage. Being surprisingly close to local amenities, with just a 7-minute walk to the historic High Street (source Google Maps).

ENTRANCE PORCH- Doors to principal rooms and spacious storage cupboard, ideal for coats and shoes

SITTING ROOM- Measuring a generous 16'6ft x 9'11ft, with side aspect double glazed windows

KITCHEN- A beautifully bright and spacious room comprising fitted matte Shaker style wall and base units with contrasting wooden work surfaces, one and half bowl ceramic sink with expansive dual aspect window to the side and rear flooding the room with natural light. 4 ring gas hob with integrated cooker hood above and oven below, space for further appliances, tiled surround and flooring. Further storage space with potential as pantry but currently housing the washing machine

BEDROOM- Great double bedroom with window to the side with elevated and engineered oak flooring, built in open storage space

BATHROOM- Modern family bathroom comprising a panel enclosed bath with shower above, tiled surround and glass screen, hand wash basin with mixer tap and set in vanity unit below and white low-level wc

PARKING- Permit, non-allocated, free parking included





Outside and Location...

St Pancras Gardens is a no through road in the heart of the desirable Southover area of Lewes. The property is within easy walking distance of popular primary schools, the pretty Grange Gardens, Priory Ruins and Mainline Railways Station. The High Street, entrance to the South Downs and Priory Secondary School are also within easy reach.

Southover is steeped in history with the Anne of Cleves House, Southover Grange, and wonderful Grade II* building of gothic architecture and historical Keere Street all found in the area. Also within Southover we find two popular public houses both offering dining, the Depot Cinema offering local food and drink 7 days a week and a children's playground at Bell Lane.

Lewes Mainline Railway Station offers regular direct services to Brighton, London, Gatwick Airport and Eastbourne.

Tenure - Leasehold - apx 108 years remaining

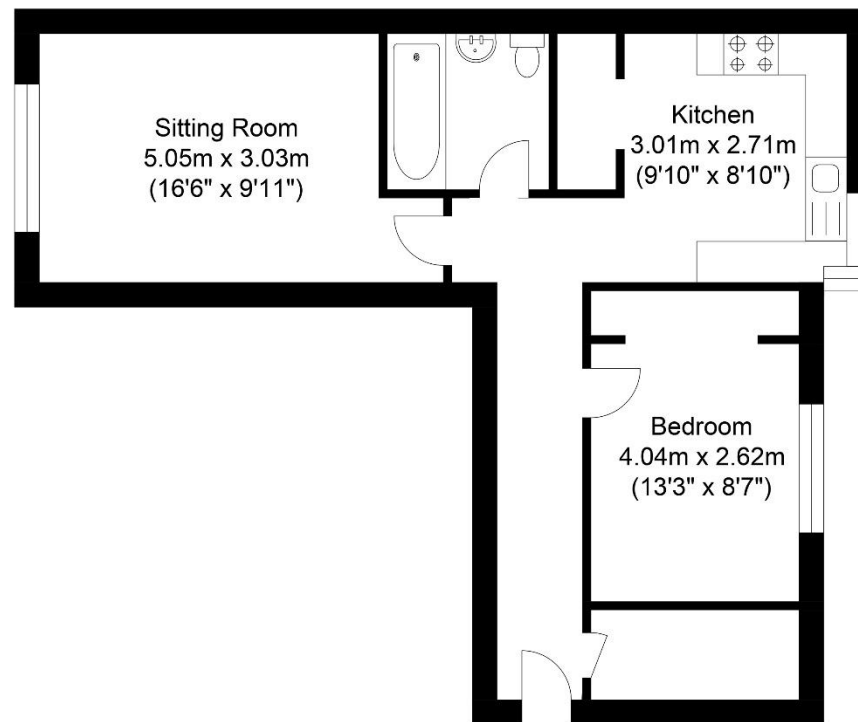
Ground rent apx £20pa

Maintenance charges apx £1,096pa

Gas Central Heating
EPC Rating - C

Double Glazing
Council Tax Band - A





Second Floor
Approximate Floor Area
535.71 sq ft
(49.77 sq m)

Approximate Gross Internal Area = 49.77 sq m / 535.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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