



Cliffe High Street, Lewes, East Sussex, BN7 2AN

Asking Price £230,000

Cliffe High Street, Lewes, East Sussex, BN7 2AN

A one bedroom, split level apartment on Cliffe High Street, Lewes featuring a separate fitted kitchen, lounge/dining room, close to all local amenities. Offering practical living in a central location.

The Property

Located on Cliffe High Street in East Sussex, this one bedroom, one bathroom split-level apartment is ideally positioned for access to local facilities.

The first floor apartment features a split-level design. The layout separates living areas from the bedroom. The secure communal entrance hall leads up the stairs to the private entrance hall, this leads to the lounge/dining room which is a good size and has two windows overlooking St Thomas A Beckett Church.

The separate fitted kitchen is adjacent to the living space. It provides storage and workspace. Its separation from the main living area allows for cooking without disturbing others and has a range of wall and base mounted units with a breakfast bar and inset Gas cooker, Plumbing and space for a washing machine and fridge freezer.

There is a cupboard under the stairs which lead up to the next floor to the bedroom which is a good size. Particularly spacious bathroom featuring standard fittings with a shower over the bath.

The property's location on Cliffe High Street provides immediate access to shops, cafes, restaurants, and local services. This apartment is suitable for first-time buyers, couples, or those seeking a convenient property.

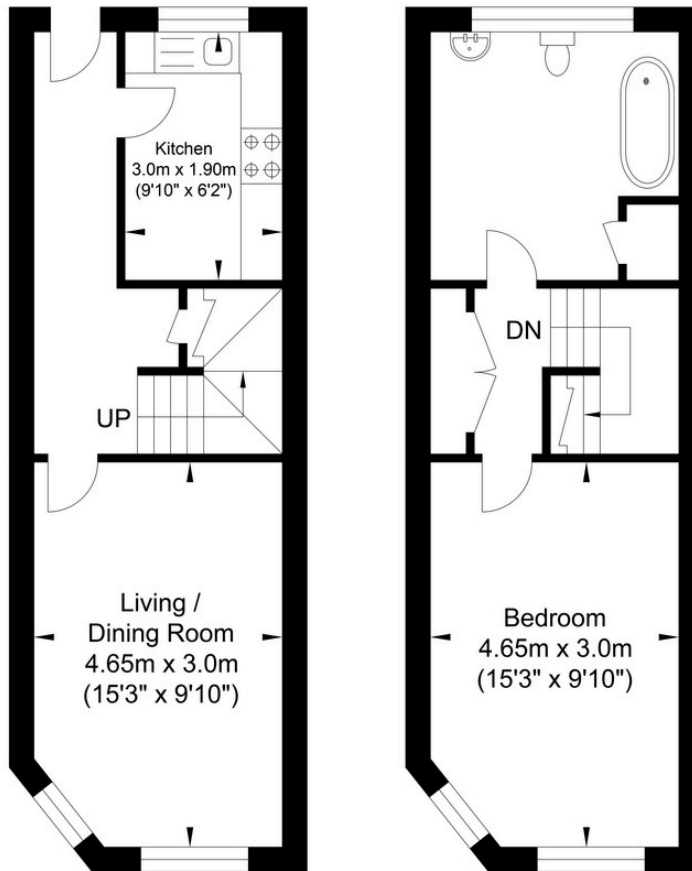
The Location

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 which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.



Cliffe High Street, Lewes



Ground Floor
Approximate Floor Area
313.22 sq ft
(29.10 sq m)

First Floor
Approximate Floor Area
313.22 sq ft
(29.10 sq m)

Approximate Gross Internal Area = 58.20 sq m / 626.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: B

EPC: C

Years remaining - 150 Years

Maintenance charge: £800PA

(For the year 2025/2026)



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.