



£375,000-£400,000 guide price

Flat 5, 48 Southover High Street, Lewes, East Sussex, BN7 1HX

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

An impressive split level apartment with share of freehold and accommodation over the second and third floors of this wonderful Grade II Listed property.

Located in the heart of the desirable Southover area of Lewes with easy access to the Mainline Railway Station, gorgeous Grange Gardens and Priory Ruins.

The 2 Double Bedroom apartment has been refurbished in recent years to present a stylish and well proportioned apartment within the context of this historic building.

The property features a generously sized Sitting Room with South facing sash windows and discrete cleverly designed entertainment storage, and a Study Area, and also an unashamedly Contemporary Kitchen. There are 2 Double Bedrooms each with far reaching views and a Modern Bathroom.

Viewings are Recommended.



The property...

ACCOMMODATION

Communal Entrance Hall- An impressive entrance to grand Georgian building with a sweeping staircase raising to the first and second floors. Pretty fireplace and ornate panelled ceiling and window to the front with pretty views of historic Southover High Street below.

Entrance Hall- Front door, stairs with painted handrail and balustrade leading to first floor, understairs cupboard, painted doors to principal rooms.

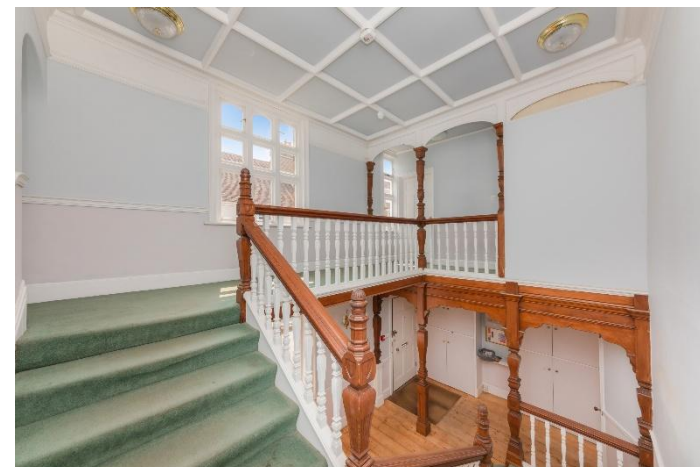
Sitting Room- Measuring a generous 20ft and boasting elevated views through a pair of sash windows overlooking the pretty and historic street below. The reception room cleverly and discretely provides an amass of storage with open shelves and concealed cupboards and entertainment storage. The shape of the room has allowed for a useful Study Area to be created, ideal for working from home.

Kitchen- A week designed contemporary kitchen featuring timeless white cupboard doors and drawers complimented by grey stone look worksurfaces. A pair of windows provide far reaching views across the Lewes townscape. Tiled surrounds and a refreshing pop of colour.

Bedroom 2- A comfortable double bedroom with far reaching views to the reach which extend across the Lewes townscape.

Third floor landing- Doors to principal rooms.

Bedroom- A generous double bedroom with far reaching views over historic rooftops which extend to the South Downs and Ouse Valley. Fitted wardrobe.





Property...

Bathroom- A modern bathroom suite comprising of a bath with tiled surrounds, wc and wash hand basin. Roof window to the side with pleasant views over historic chimney pots and rooftops.



Title- Share of Freehold with apx 106 years remaining

Grade II Listed - Gas Central Heating

Maintenance Charge- Charged on an Ad Hoc Basis

Council tax band- C

For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Southover High Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located near to the Tudor built Anne of Cleves House, now a museum open to the public on select days of year and featuring a delightful garden tea room. The area boasts some of Lewes' oldest properties, the Priory Ruins and pretty Grange Gardens are both within striking distance of the front door.

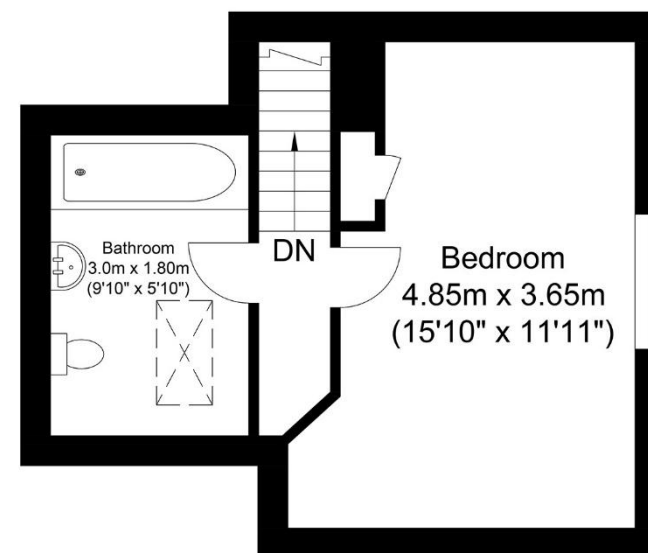
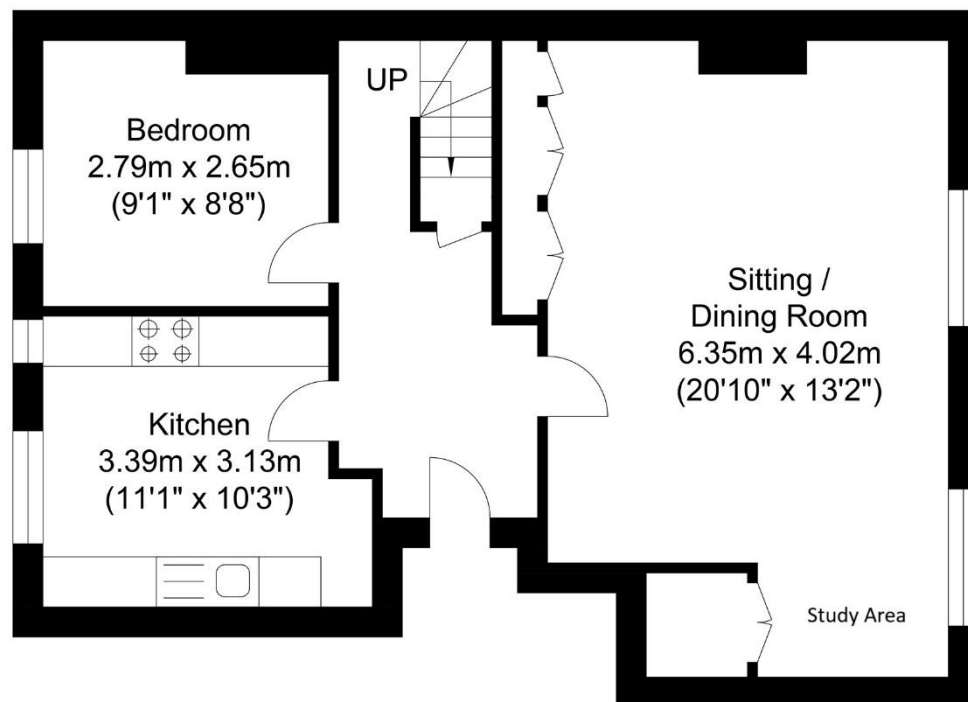
The property is within easy walking distance of Lewes Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

There is a choice of popular public houses offering dining, within the road and within the wider area.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.





Second Floor
Approximate Floor Area
550.78 sq ft
(51.17 sq m)

Third Floor
Approximate Floor Area
260.27 sq ft
(24.18 sq m)

Approximate Gross Internal Area = 75.35 sq m / 811.06 sq ft

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

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947