



£170,000 offers in excess of

Flat 2, Marlborough Place, Station Street, Lewes, East Sussex, BN7 2DB

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## The property...

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We are pleased to market for sale this Studio Apartment benefitting from a private entrance.

Conveniently positioned in the heart of Lewes Town Centre yet away from passing traffic the property is superbly located for access to the Mainline Railway Station which is just a 3 minuet walk away, Lewes High Street, 2 minuets walk away, (source Google Maps), and the gorgeous Grange Gardens.

**Entrance Hall** - A delightful modern stable front door. Door to Shower Room and opening to Studio Room.

**Open Plan Studio Room** - Enjoying elevated views to the South. The studio room benefits from modern flooring, wall mounted lights and is open plan to the Kitchen Area.

**Kitchen** - Modern fitted kitchen finished in a timeless white gloss and complimented by black worksurfaces and modern tiled splashbacks. The kitchen comprises of a range of cupboards and drawers and features integral appliances.

**Shower Room**- A Modern shower room with suite comprising of a shower enclosure with sliding glass doors and an electric shower. Wc and wash hand basin set into a vanity unit. Modern tiled surrounds.





## *Location...*

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**Marlborough Place** is a small mews off Station Street in the heart of Lewes Town Centre.

**Lewes** is a historic market town boasting a Mainline Railway Station with regular and direct services to London, Gatwick and Brighton. The High Street offers an excellent choice of restaurants, public houses, and shops. The town further benefits from the Depot Cinema and leisure centre, along with outdoor swimming pool and many sports clubs.



**Tenure** - Share of Freehold with apx 111 years remaining on the lease

**Maintenance Charge**- Charged on an ad hoc basis with a regular annual charge of apx £240 for buildings insurance.

Electric Underfloor Heating - Double Glazing

**EPC Rating** - F

**Council Tax Band** - A

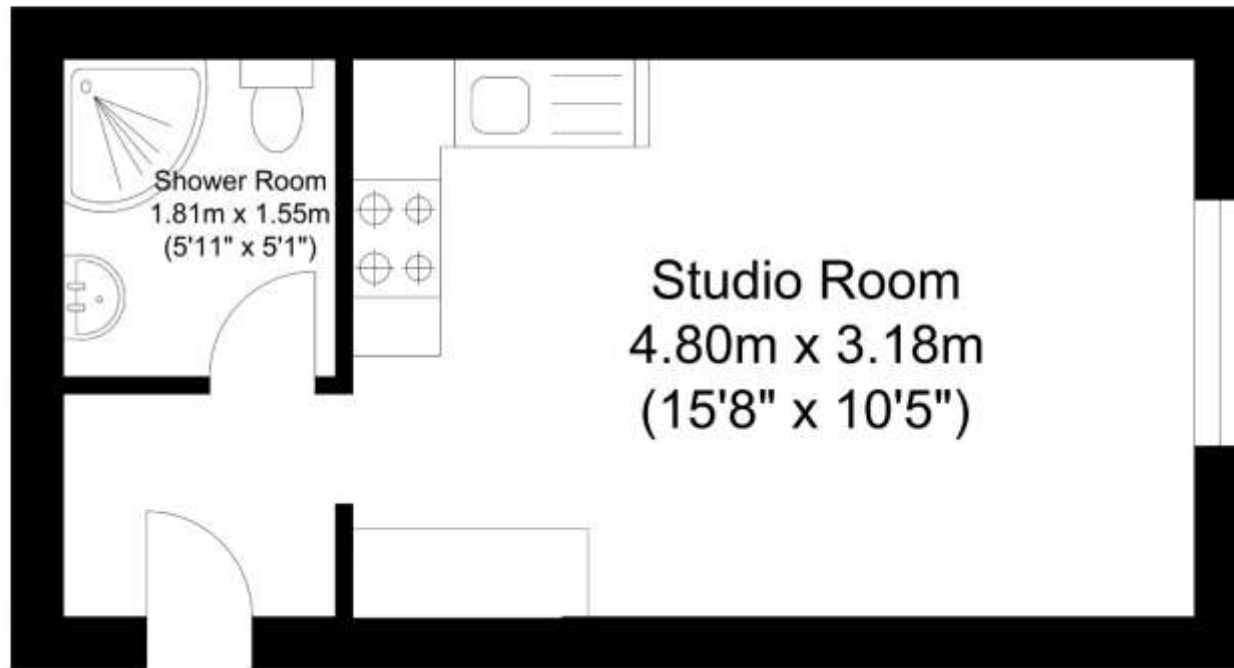


Illustration for identification purposes only, measurements are approximate, not to scale.

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