



£350,000 - £375,000 guide price

Flat1, 33 Cliffe High Street, Lewes, East Sussex, BN7 2AN

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## Overview...

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A great opportunity to purchase this well presented, 3 Double Bedroom Town Centre, Apartment.

Superbly located just past the pedestrianised area of Cliffe High Street and positioned at the top of this Grade II Listed, historic building featuring Views of the Castle and South Downs.

The 1,010 sq ft property is arranged over two floors with an impressive 27ft Open Plan Living Kitchen Dining Room, 3 Double Bedrooms and 2 Bathrooms.

With a plethora of restaurants, coffee shops and eateries on the door step and within striking distance of the South Downs National Park via Chapel Hill and the Railway Land Nature Reserve at nearby Court Road the property offers access to many scenic walks.

Viewings Highly Recommended.



## The property...

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**COMMUNAL ENTRANCE-** Front door to-

**STAIRWAY-** Turning staircase rising to the first floor, extensive shelving, door to-

**ENTRANCE HALL-** Stairs to top floor, numerous fitted cupboards with oak wood doors and double oak wood doors open to;

**OPEN PLAN LIVING, KITCHEN, DINING ROOM-** Measuring an impressive 27ft x 15 and boasting far reaching views which extend to the South Downs.

**SITTING ROOM-** A generously sized Sitting Room/Dining Room with wonderful views which extend over rooftops and onto the South Downs. The reception room is open plan to the Kitchen area.

**KITCHEN-** A modern fitted kitchen finished in a two-tone soft grey and gloss white and complimented by modern wood look worksurfaces which incorporate a breakfast bar into the design. Featuring integral appliances and modern metro tiled splashbacks and a polished tiled floor.

**BEDROOM 3-** A comfortable double bedroom with far reaching views across the townscape and the South Downs in the distance.

**BATHROOM-** Modern family bathroom with a suite comprising of a bath with shower over and glass screen door. WC and wash hand basin set into a vanity unit. Modern tiled surrounds and floor.

**FIRST FLOOR LANDING-** Side aspect window with rooftop views.

**BEDROOM 2 -** generously sized double bedroom with far reaching views over the Lewes townscape and onto the Castle. Fitted wardrobe with double doors.





## *Property...*

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**BEDROOM 1** - Another generously sized double bedroom with far reaching views. Fitted wardrobe with double doors. Door to;

**EN-SUITE SHOWER ROOM**- Modern fitted suite comprising a shower enclosure with sliding glass door and screen, wc and wash hand basin set into a vanity unit. Modern tiled surrounds and floor. Heated towel rail.



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



## Location...

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Located just past the pedestrianised area of Cliffe High Street, opposite St Thomas Church the property benefits from all that this prime town centre setting has to offer. With a plethora of restaurants, coffee shops and eateries on the door step accompanied by a number of boutique shops, antique centres and Harvey's Brewery.

Within the town centre there is The Depot Cinema and a Leisure centre with gym and indoor pool as well as The Pells open air swimming pool.

The Railway Land Nature Reserve and South Downs are both easily accessible offering scenic walks just off the High Street.

Lewes boasts a Mainline Railway Station with regular, direct trains to London, Brighton, Gatwick and Eastbourne.

The historic market town is home to a number of well regarded schools catering for all ages and is proud to host many sports clubs including, football, rugby, cricket, stoolball, golf and tennis to name a few.



Tenure - Leasehold with ruling rights to maintenance

Term - Approximately 990 years remaining

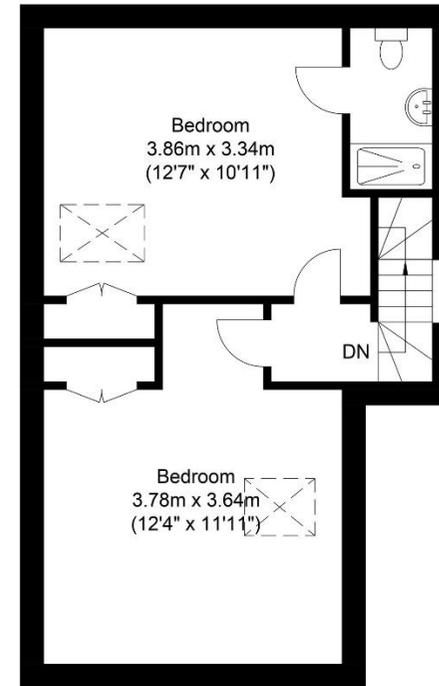
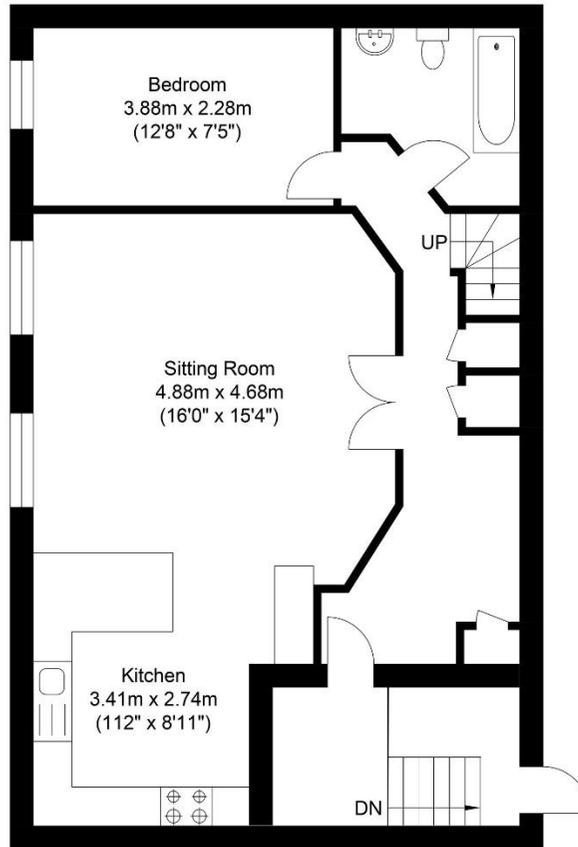
Maintenance Charge - £1,353 Per Annum

Ground Rent - £501 per annum

Modern, programable electric heating

EPC Rating - D

Council Tax Band - C



Second Floor  
Approximate Floor Area  
614.40 sq ft  
(57.08 sq m)

Third Floor  
Approximate Floor Area  
395.68 sq ft  
(36.76 sq m)

Approximate Gross Internal Area = 93.84 sq m / 1010.08 sq ft

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

call: **01273 407929**  
 email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
 web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

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