



£200,000-£220,000 guide price

Flat 1, 49a Cliffe High Street, Lewes, East Sussex, BN7 2AN

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The property...

A great opportunity to purchase a spacious and superbly located 1 bedroom first floor flat. Situated in the heart of Lewes on Cliffe High Street, this wonderful property runs front to back of this Grade II listed building and enjoys light, bright and generous accommodation.

ACCOMMODATION

COMMUNAL HALL- Stairs to first floor, door to-

DINING ROOM- A spacious room with space for a god size dining table, feature fireplace with cast iron inset and timber surround, laminated flooring, open to-

KITCHEN- Refitted with a range of modern wood effect, flush fronted wall and base cupboards and roll edged working surfaces, single bowl single drainer stainless steel sink with adjacent swan neck mixer tap, inset 4 burner stainless steel gas hob with cooker hood over and matching oven below, attractive tiled splash areas, rear aspect sliding sash window.

UTILITY AREA- Shelving with space for washing machine below, wall mounted gas fired boiler, space for coats, door to-

BATHROOM- Fitted with a white suite and comprising walk-in shower cubicle with glass panles and tiled surround, panel enclosed bath with chromed taps, pedestal wash hand basin, low level W.C., rear aspect sliding sash window, tiled floor.

SITTING ROOM- A good size room with front aspect sliding sash window overlooking Cliffe High Street, feature fireplace with cast iron inset and attractive marble surround, built in cupboard, laminated flooring.

BEDROOM- A good size double room with front aspect sliding sash window overlooking Cliffe High Street, coved ceiling.





Location...

Cliffe High Street- is the pretty semi pedestrianised shopping street located in the heart of Lewes. Lined with an eclectic mix of independent shops, coffee shops and the original "Bill's" restaurant, this is the go-to area for visitors to the town and locals alike.

From here, you are within easy striking distance of the South Downs National Park via Chapel Hill, but also scenic river walks, and the railway land nature reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London, Gatwick and Brighton. The High Street is even closer at just a 1-minute walk. Source Google Maps.

Leasehold- 160 years TBC- Ground Rent- Zero TBC

Maintenance- T.B.C

Gas Central Heating

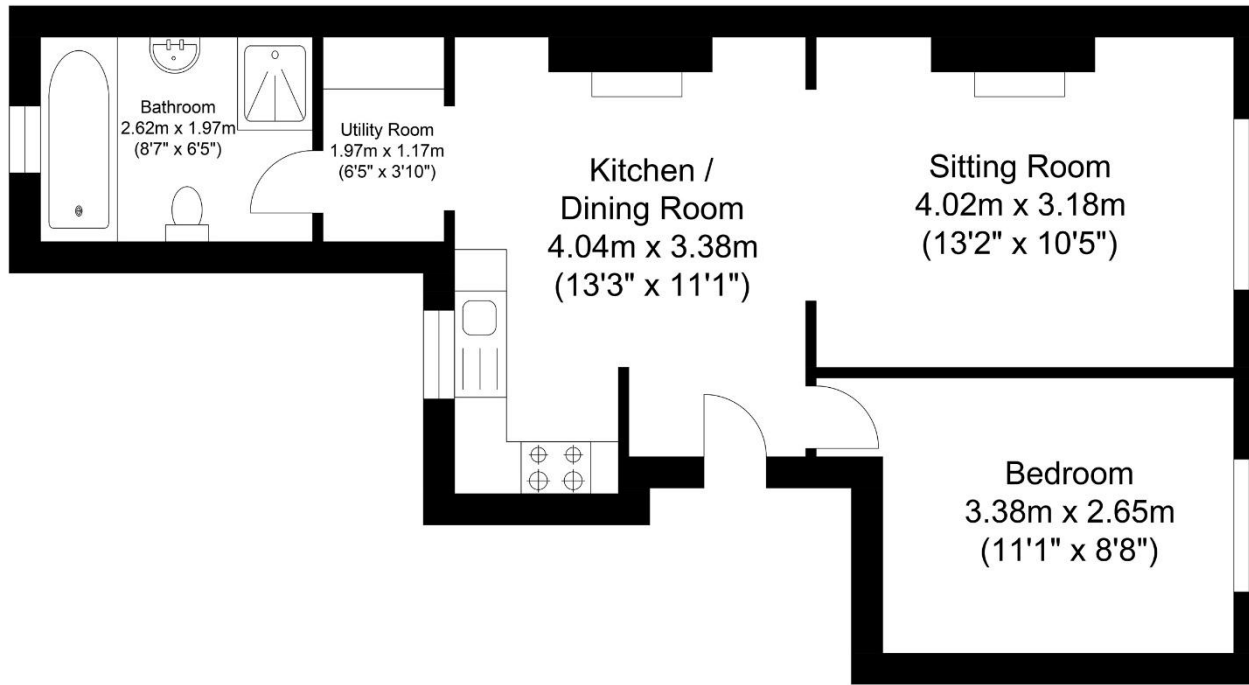
EPC Rating – Grade II Listed

Council Tax Band – C

No onward chain

Please contact 01273 407929 to arrange an appointment to view or if you have any questions





Approximate Floor Area
485.45 sq ft
(45.10 sq m)

Approximate Gross Internal Area = 45.10 sq m / 485.45 sq ft

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

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