



£355,000 leasehold

Flat 7 Artisan House, Lewes, East Sussex, BN7 2YL

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The property...

A beautifully presented contemporary two-bedroom top floor apartment, featuring impressive vaulted ceilings and bright, spacious accommodation. With lift access to all floors and the High Street just an eight-minute riverside walk away via the River Ouse (source: Google Maps), this property enjoys an enviable central position.

ENTRANCE HALL- Front door to a bright hallway with storage cupboard and doors to principal rooms

KITCHEN/BREAKFAST ROOM- A modern fitted kitchen comprises flush fronted wall and base units with complementing dark marble effect work surfaces. Stainless steel sink, 4 ring ceramic hob with integrated cooker hood above and oven below and integrated appliances. Space for a dining table; this seamlessly opens to-

SITTING ROOM- A wonderful open-plan space, flooded with natural light from the double height vaulted ceilings and skylight and floor to ceiling sliding doors opening to a Southerly facing balcony with pretty views over Lewes. With laminate flooring it creates a great, open plan living area, ideal for everyday living and entertaining

BALCONY- Paved with a southerly aspect enjoying pretty views over Lewes and further over the South Downs

BEDROOM- A great size double room, flooded with light from the front windows and skylight, built in wardrobe

BEDROOM- A good size double bedroom with front double glazed windows and skylight, creating a naturally bright space, built in wardrobes

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, wash hand basin, low level W.C. and chrome heated towel rail





Location...

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and offers direct rail links to London (just over an hour) and Brighton (under 20 minutes). The town blends character and convenience, with Waitrose, Tesco, and a range of independent shops along its charming medieval and Georgian high street. Amenities include the award-winning Depot Cinema, a vibrant café and dining scene, traditional pubs, and a popular farmers market held twice a month. Just four miles away is the world-famous Glyndebourne Opera House. Lewes also offers excellent sports facilities—pool, tennis, athletics, and team sports for all ages—and is home to highly regarded primary and secondary schools, including Priory, Sussex Downs College, and Lewes Old Grammar School.

Tenure: Leasehold, 995 years remaining.

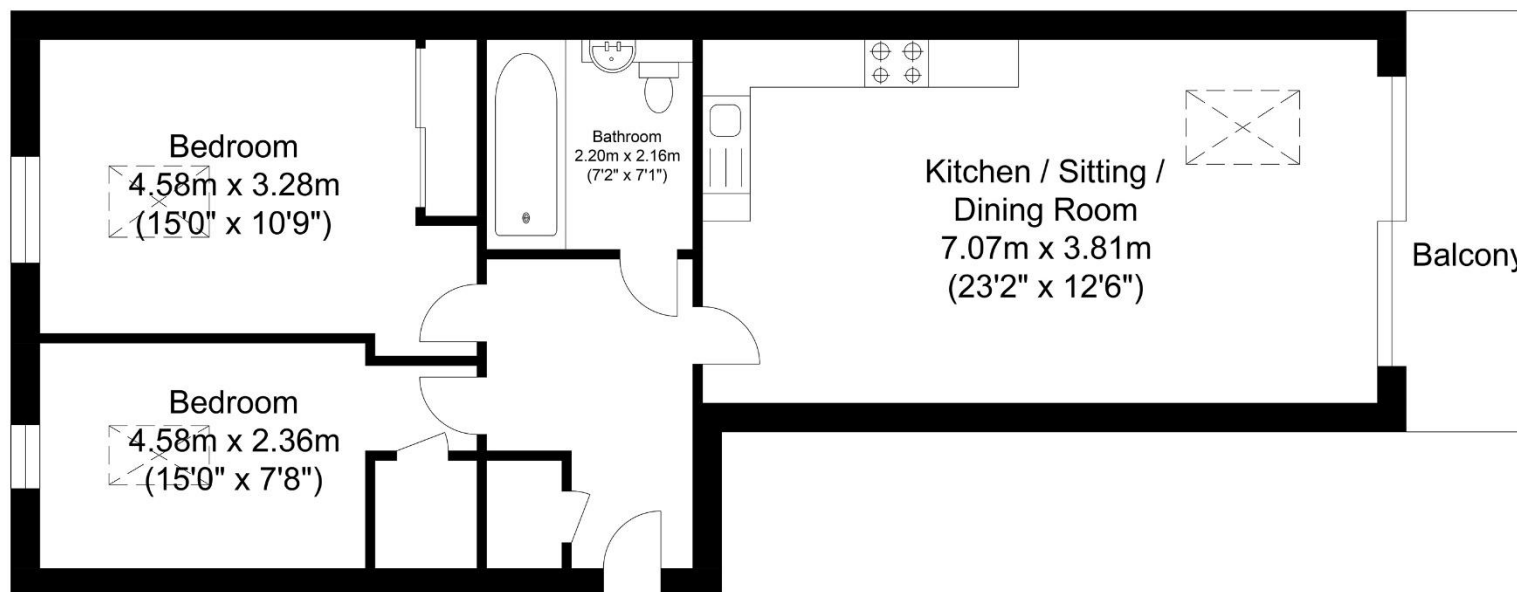
Service Charge: £168.16 PCM

Ground Rent: Peppercorn

EPC Rating - C

Council Tax Band: C





Ground Floor
Approximate Floor Area
701.91 sq ft
(65.21 sq m)

Approximate Gross Internal Area = 65.21 sq m / 701.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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