



£197,000 leasehold

F3, 177 High Street, Lewes, East Sussex, BN7 1YE

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The property...

A truly charming High Street apartment full of character. The high quality refurbishment is evident through the property which is situated on the first floor of this handsome Grade II listed building above the hustle and bustle of the historic High Street below. The Studio Apartment is presented over the first floor and enjoys far reaching views over the historic High Street.

Approach – The property is approached directly from the High Street via a Communal Entrance Hall with stairs rising to the first floor.

Entrance Hall – A useful space to provide a noise break from the communal entrance hall but also to place shoes and hang coats. Doors to principal rooms.

Open Plan Studio Room – A superb room measuring a generous 20'1 x 14'2 and featuring exposed floorboards and a pair of south facing sash windows enjoying elevated views over the historic high street.

Kitchen Area – Modern fitted kitchen finished in a stained plywood wood finish and complimented by stone worksurfaces. The kitchen offers an array of cupboards and offer space for appliances.

Bathroom – Modern bathroom suite comprising of a bath with shower attachment and glass screen door, WC and Wash hand basin. Modern timeless white tiled surrounds. Heated towel rail.

Bike Store – Located on the ground floor at the rear of the building with access from Castle Ditch Lane. The 18ft Store Room is a communal store space suitable for bicycles. Roof window and window to the side. Fitted Light





Location...

The property is located at the top of the High Street situated on the first floor of a handsome Grade II listed building. Set above the hustle and bustle of the High Street and taking full advantage of the many positives of this prime central location. Lewes Mainline Railway Station, which offers regular direct services to London, Brighton and Gatwick is just a 6 minute walk away (Source Google Maps). Grange Gardens is also a short walk away providing access to the pretty, public access gardens



Tenure – Leasehold with 110 years remaining

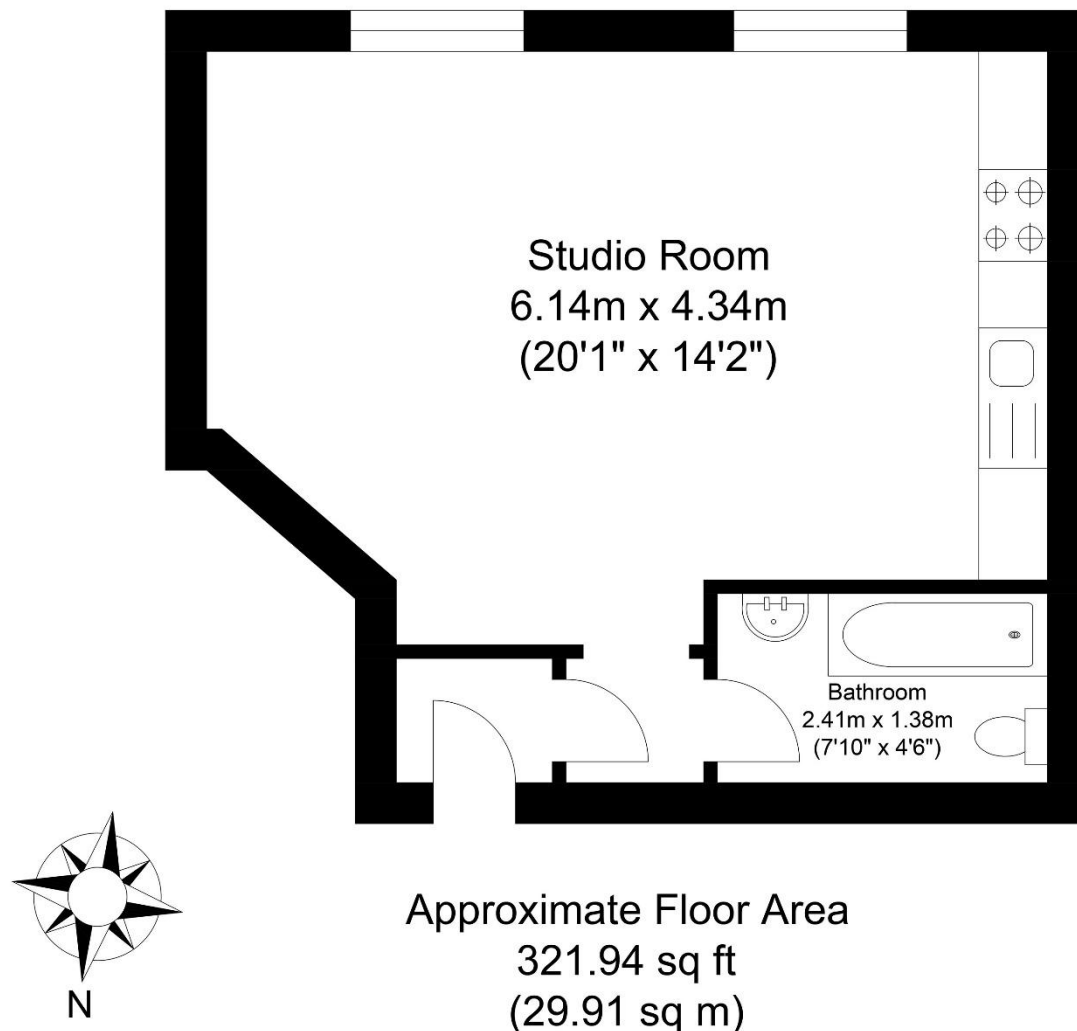
Gas Central Heating – Grade II Listed.

EPC Rating – C

Council Tax Band – B

Maintenance Charge – £1,095 per 6 months

Ground Rent - £125 per 6 months



Approximate Gross Internal Area = 29.91 sq m / 321.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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