



Priory Place, Priory Street, Lewes

**** Guide Price £265,000 - £285,000 ***

We are pleased to offer for sale a two bedroom second floor flat which has been sympathetically modernised, and sits in a superbly convenient location featuring views to Lewes Castle from the front balcony.

Priory Place is a purpose built block of only twelve flats set back from Priory Street and overlooking the Grange Gardens to the rear. You are within a few minutes walk of the mainline railway station which offers direct services to Brighton in 20 minutes, and London Victoria in less than an hour.

Lewes town centre is less than 5 minutes on foot and offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College. The independent Depot cinema is less than 5 minutes away and the internationally recognised Glyndebourne Opera House is only four miles from Lewes.



You can approach Priory Place from either Priory Street or Eastport Lane and you enter the flat from an external stairwell.

You step through the front door into a hallway which features an inbuilt storage cupboard with water tank. The bathroom is part-tiled with a white suite comprising of a panelled bath with shower over and extractor, low level WC, and pedestal wash hand basin.

The sitting room has two windows allowing natural light to flood in and an opening to the separate kitchen at the front. This has been modernised in recent years and features timber worktops. There are wall and base units, a built in oven with 4-ring gas hob, single bowl sink and drainer, space for tall fridge/freezer and space for washing machine. The two bedrooms are both well proportioned, one looking to the front and one to the rear.

There is a large communal courtyard to the rear of the building with drying area for laundry and a smaller stretch of shared garden to the front of the block. There is a resident car park that provides limited, unallocated, parking. The property benefits from gas central heating and modern double glazing throughout.

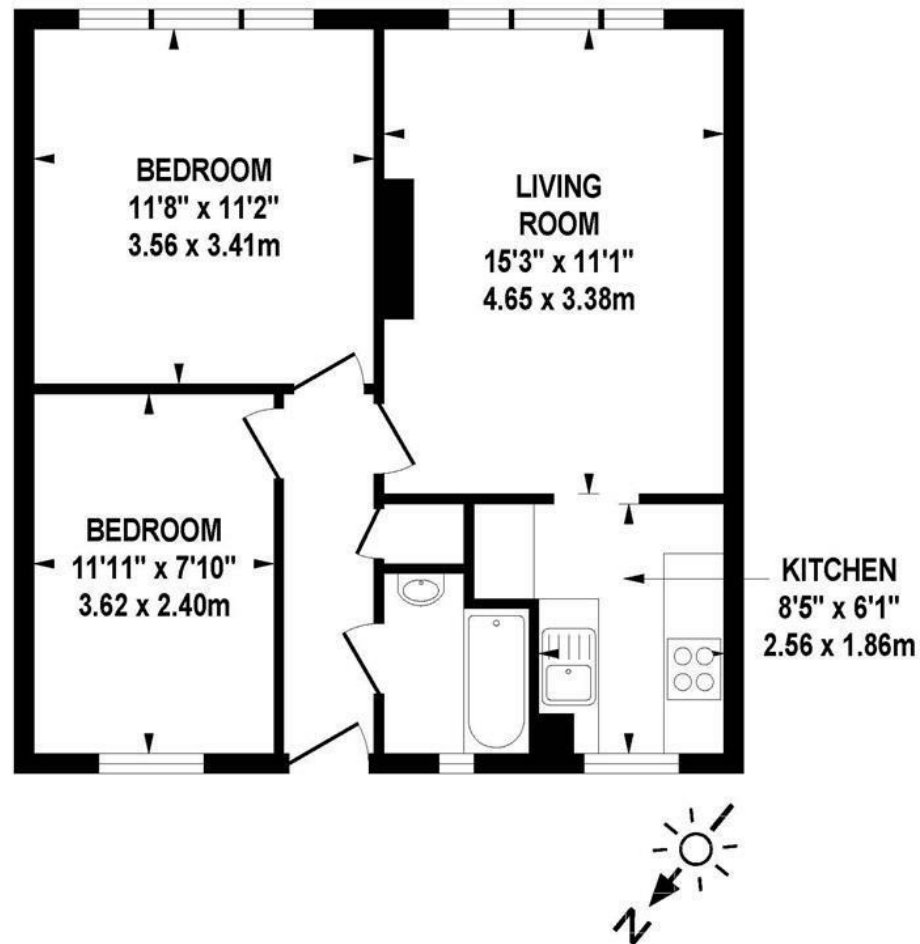
Internal viewing is recommended and can be arranged via our office by phone or email.

Council Tax Band: B
Energy Performance Rating: D
Tenure: Leasehold (with 85 years remaining)



GROUND FLOOR

539 Sq Ft (50.07 Sq M)



TOTAL APPROX. FLOOR AREA 539 SQ. FT. (50.07 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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