



£305,000 leasehold

Flat 8 Artisan House, Lewes, East Sussex, BN7 2YL

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The property...

This bright, modern one-bedroom, top floor flat is completed to a high standard boasting south facing balcony, vaulted ceiling and contemporary design. The property is a surprisingly short walk to the historic High Street taking just 8 minutes alongside the river Ouse (source Google Maps).

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. This seamlessly opens to-

SITTING ROOM- A wonderful open-plan space, flooded with natural light from the floor to ceiling sliding doors to the rear opening to a Southerly facing balcony with pretty views over Lewes, this can also be accessed via the bedroom. With laminate flooring it creates a great, open plan living area, ideal for everyday living and entertaining

BEDROOM- A good size double room with rear aspect double glazed windows, the natural light is furthered from a skylight and doors leading to the Southerly facing balcony. 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

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





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.

Tenure: Leasehold, 995 years remaining.

Service Charge: £133.67 PCM

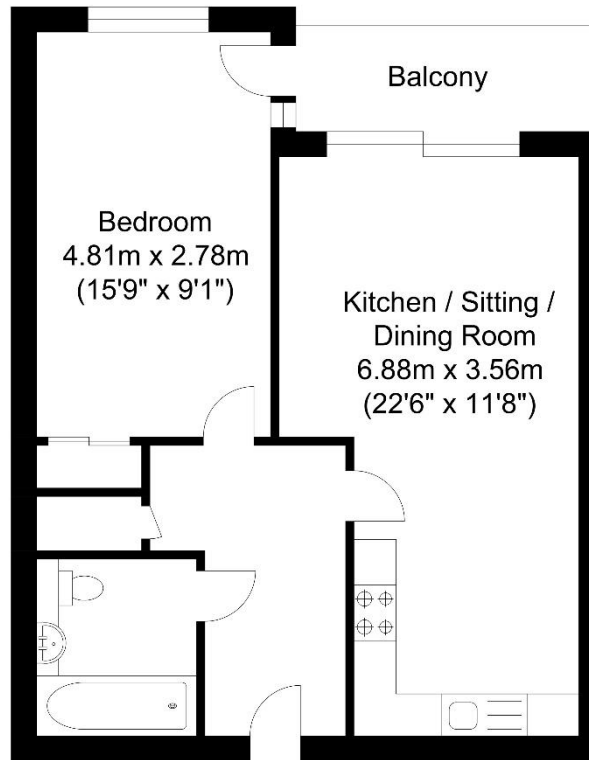
Ground Rent: Peppercorn

EPC Rating - C

Council Tax Band: B

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





Ground Floor
Approximate Floor Area
521.18 sq ft
(48.42 sq m)

Approximate Gross Internal Area = 48.42 sq m / 521.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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