







The Bank, Friars Walk, Lewes, East Sussex, BN7 2LG

Asking Price £260,000

The Bank, Friars Walk, Lewes, East Sussex, BN7 2LG

One bedroom first floor apartment in Lewes town centre, offered with no onward chain. Double bedroom, bathroom, and reception room, all in excellent condition for immediate occupancy.

The Property

Located within a small development formed from a period building that was formerly a Bank, this first floor apartment offers a convenient town centre lifestyle. The property is presented in excellent order throughout with stylish decor.

The front door leads into the communal entrance hall with stairs rising to the first floor. From the private front door is an entrance hall with good storage. This then leads into the lounge which is double aspect and offers a view towards The Downs. This room has an open plan kitchen with wood flooring, contemporary style fitted units with integrated appliances including a dishwasher, hob with oven below and a fridge and freezer. The accommodation includes a double bedroom and it has a well appointed bathroom which features a walk in shower with glazed door, low level WC and wash hand basin all with tiled walls.

This property is offered with no onward chain, which simplifies the purchasing process. Extra furniture and fitments are available if required, providing a potential turn-key option.

Situated in the heart of Lewes, residents have immediate access to the town's independent shops, cafes, restaurants, and cultural attractions. Lewes mainline railway station, with direct services to London Victoria, Brighton, and Eastbourne, is easily accessible. This makes the location suitable for commuters or those exploring Sussex. This apartment is suitable for first-time buyers, those downsizing, or investors seeking a property in a central location.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

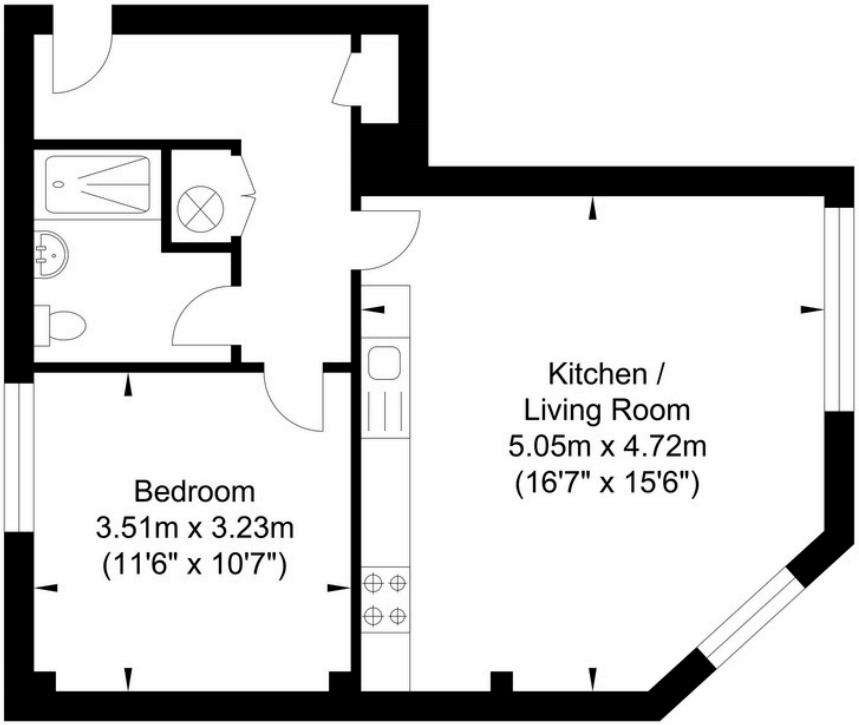







HARVEYS
BREWERY

The Bank, Lewes



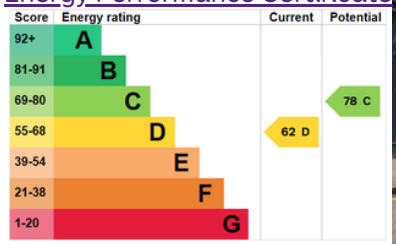
Approximate Floor Area
459.61 sq ft
(42.70 sq m)

Approximate Gross Internal Area = 42.70 sq m / 459.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Leasehold - 115 Years Remaining
Service Charge: £2,000 Per Annum
Ground Rent: £350 Per Annum
Council Tax Band: B
EPC: D

Energy Performance Certificate



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