

£325,000 offers in excess of

Flat 1, 198 High Street, Lewes, East Sussex, BN7 2NS

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The property…

APPROACH– Accessed via a discrete and secure gate on Market Lane, a pathway then leads through a beautiful communal garden and to the communal front door with secure entry phone system. Stairs then rise to the first floor.

ENTRANCE HALL– Oak wood doors to principal rooms.

SITTING/DINING ROOM- A southerly facing room with elevated views over the historic High Street and South Downs in the distance. Feature fireplace and bay window to the front. Door to;

KITCHEN/BREAKFAST ROOM- A modern kitchen comprising of a range of cupboards and drawers, finished in a cream colour and complimented by black granite worksurfaces and splashbacks. Integral appliances include oven, fridge freezer and dishwasher, space for a dining table.

BEDROOM- A comfortable double bedroom with views over the communal garden. Fitted wardrobes and door to EnSuite.

EN SUITE SHOWER ROOM- Modern EnSuite Shower Room comprising of a shower enclosure with glass screen door and tiled surround, wc and wash hand basin with set in vanity unit below and window to rear.

BEDROOM- Another double bedroom with Southerly facing bay window enjoying elevated views over historic Lewes High Street and onto the South Downs in the distance.

BATHROOM- Modern suite comprising of bath with handheld shower attachment, wc and wash hand basin. Tiled surrounds with mosaic border.

















Outside & Location…

COMMUNAL GARDENS- An attractive feature of this property is the rear garden which has been landscaped to incorporate multiple seating areas surrounded by mature and established planting to provide height and privacy. The communal garden is shared by just two other neighbours and is a surprisingly tranquil and sizable area for the town centre.

The property is located on Lewes High Street which offers an array of shops, restaurants, public houses and eateries. Lewes Mainline Railway Station is just a 5-minute walk away (source google maps) offering direct services to London, Gatwick and Brighton. There are numerous bus stops on Lewes High Street and access to the public green spaces including Grange Gardens and nature reserves are all within easy access of the property.

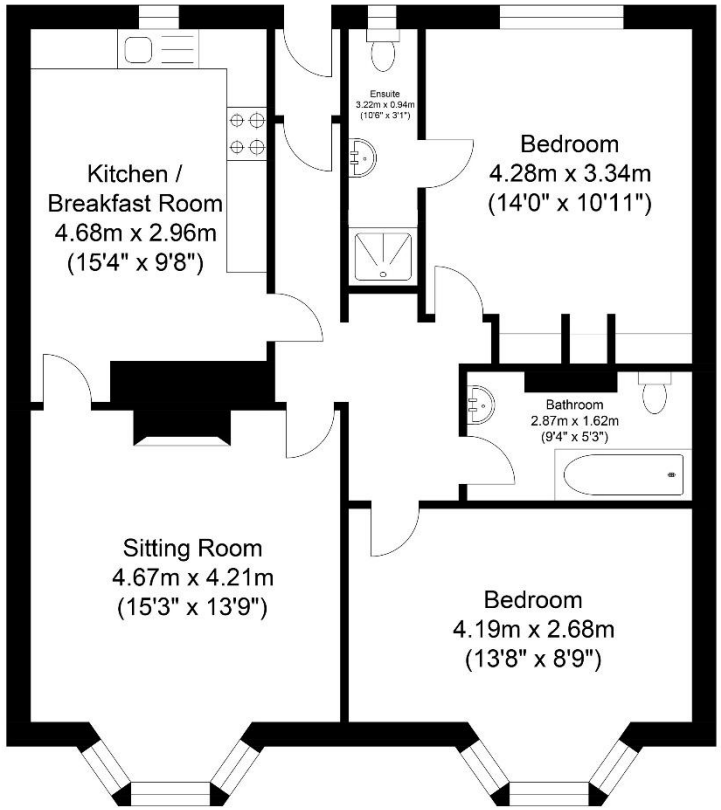
Tenure – leasehold with approximately 108 years remaining.
Maintenance Charge - £1526 per annum
Ground Rent - £50 per annum

EPC rating - C
Grade II Listed

Council Tax Band – C







N

Ground Floor
Approximate Floor Area
800.51 sq ft
(74.37 sq m)

Approximate Gross Internal Area = 74.37 sq m / 800.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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