

£420,000 leasehold

Flat 10, Southdown House, 44 St Annes Crescent, Lewes, East Sussex, BN7 1SD

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Overview...

We're proud to market for sale this beautiful two-bedroom maisonette, situated in the highly sought after St Anne's Crescent, within walking distance of the town centre and mainline Railway Station.

This impressive white-fronted Victorian building boasts beautifully maintained communal gardens and far-reaching views across the South Downs National Park towards to sea.

Inside, the property enjoys spacious, open-plan accommodation with Southerly facing windows and balcony providing far-reaching views and allowing natural light throughout. An open plan living/dining room/kitchen allows for versatile everyday living and entertaining.

There is an entrance hall with convenient third bedroom or study and ground floor W.C. On the first floor is the bathroom, refitted with a modern white suite and two good size double bedrooms.

Outside, the property boasts beautiful communal gardens, to the rear, with views beyond over the South Downs, as well as an enviable allocated parking space.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Front door, stairs to first floor and doors to principal rooms

CLOAKROOM/W.C.- White low-level W.C., wash hand basin, obscured window and cupboard under stairs

SITTING/DINING ROOM/KITCHEN- Measuring an impressive 29ft x 20'1ft, this fantastic open plan 'L' shaped room boasts a cast iron electric fireplace encased by a timber mantel and surround, French doors open to a Southerly facing balcony overlooking the gardens and further across the South Downs. The dual aspect space is flooded with natural light and features a modern fitted kitchen, comprising a range of wooden Shaker style wall and base units with contrasting granite effect work surfaces, this is furthered by a convenient matching breakfast bar. 4 ring gas hob with chimney style integrated cooker hood above, integrated eye-level double oven, and integrated appliances. This space is the perfect mix for everyday living and entertaining.

BEDROOM/STUDY- Front aspect double glazed window overlooking the front of the property, ideal space as home office or occasional guest bedroom

FIRST FLOOR LANDING- Skylight and doors to principal rooms

BEDROOM- A super, dual aspect double room, measuring 14ft x 12'8ft with far-reaching views across the South Downs and over the front of the property, vaulted ceilings and ample eaves storage

BEDROOM- A great size double room with front aspect double glazed window overlooking the front of the property and Velux window, vaulted ceilings and eaves storage

BATHROOM- Fitted with a modern white suite comprising a shower enclosure with glass screen and tiled surround, pedestal wash hand basin, low level W.C., heated towel rail, vaulted ceiling and Velux window











Outside…

COMMUNAL GARDEN- To the rear of the property, a wonderfully maintained area, predominantly laid to lawn, with seating areas and paved patio spaces, beautifully bordered with a range of colourful flowers, trees and plants. A delightful, Southerly facing space to relax and entertain on a warm evening

PARKING- Allocated space to the front of the property





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







Location…

St Annes Crescent is a sought after road located at the top of Lewes High Street on the western side of the town. The one way road typically comprises of elegant Victorian terraced homes and more substantial Edwardian semi detached homes.

St Annes Crescent is just an 8-minute walk to the High Street with its comprehensive range of shops, restaurants, public houses and The Depot Cinema. (source google maps).

Lewes Mainline Railway Station is also within easy walking distance offering direct services to London , Brighton and Gatwick.

Located at the other end of St Annes Crescent is the entrance to the South Downs National Park via Spital Road and The Gallops, offering many scenic walks.

Southover, Western Road and Wallands Primary Schools are all within striking distance and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Tenure – Leasehold

Gas central Heating Double Glazing.

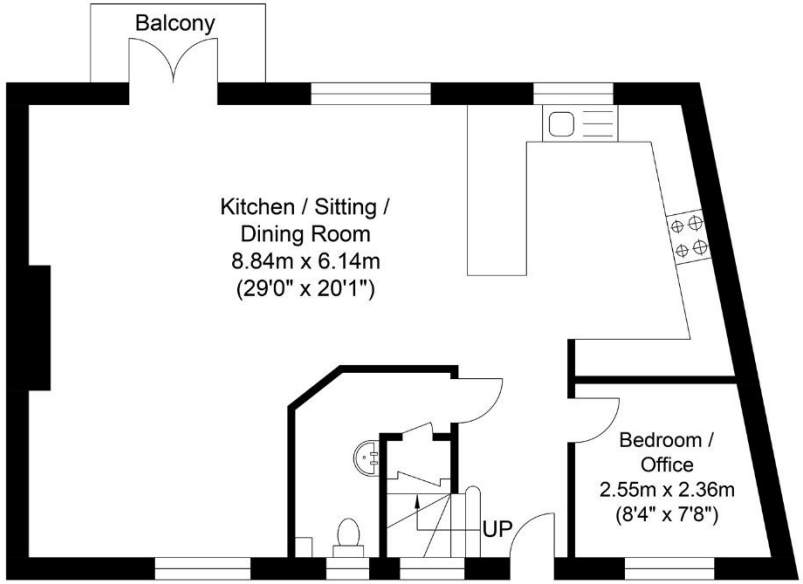
EPC Rating – C Council Tax Band – C

Lease remaining – apx 978 years

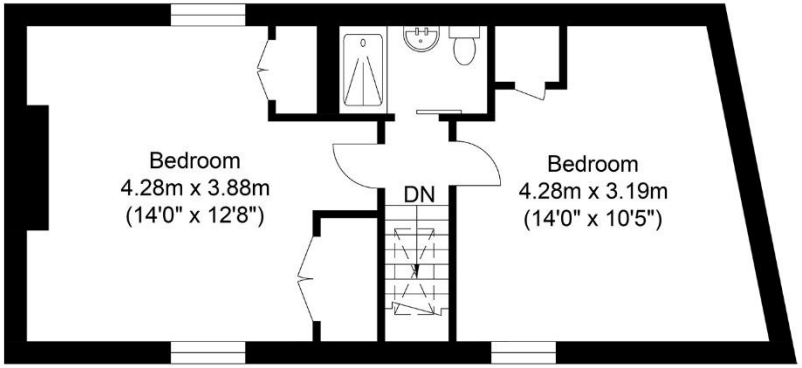
Maintenance charge - apx £3905 p.a.

Ground Rent – apx £200 p.a.

Viewing recommended



First Floor
Approximate Floor Area
624.95 sq ft
(58.06 sq m)



Second Floor
Approximate Floor Area
444.22 sq ft
(41.27 sq m)



Approximate Gross Internal Area = 99.33 sq m / 1069.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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