



39 St. Annes Crescent, Lewes, East Sussex, BN7 1SB

Asking Price £250,000

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Two bedroom split-level maisonette in a sought after Lewes location. Features include character details, separate lounge and kitchen and direct views of Lewes Castle, St Anne's Church, and the Golf Course.

The Property

Located on the highly desirable St. Annes Crescent, this two-bedroom maisonette offers a character filled home in Lewes. The property combines period features with practical living, suitable for various buyers. The split-level accommodation provides a welcoming atmosphere. The property retains original character features, adding warmth and history. The layout ensures a comfortable and practical living space.

From the front door the stairs lead to the second floor. A private front door leads to the entrance hall with a door into the Kitchen which has a range of wooden wall and base mounted units with a 1 1/2 bowl sink unit, inset gas hob and electric oven with extractor above. Wall mounted Worcester combi gas fired boiler. The rear windows look across rooftops to The Downs. From the lounge/dining room, a bay window offers views towards the Church, the castle towards Lewes Golf Course. There is a cast iron fireplace set in a wooden surround providing a focal point in the room. The stairs lead to the next floor with the main bedroom at the front with a bay window offering even better views across the town and full height wardrobes with storage above.

The bathroom is presented well and serves both bedrooms with a panelled bath with hand shower, low level WC and pedestal wash hand basin and part tiled walls. There is a deep cupboard on this landing.

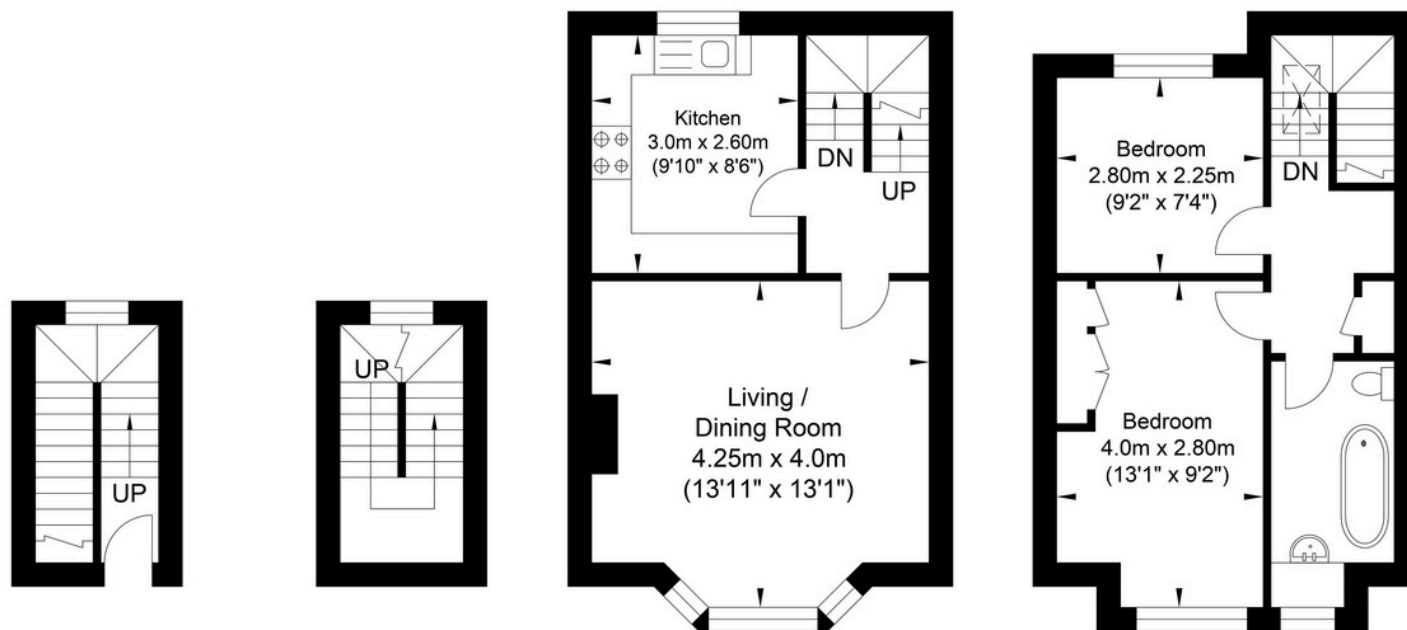
The location on St. Annes Crescent is convenient, providing easy access to local amenities, independent shops, cafes, and restaurants in Lewes. Transport links are also accessible, making commuting straightforward.

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.



St Anne's Crescent, Lewes



Ground Floor
Approximate Floor Area
50.05 sq ft
(4.65 sq m)

First Floor
Approximate Floor Area
50.05 sq ft
(4.65 sq m)

Second Floor
Approximate Floor Area
315.92 sq ft
(29.35 sq m)

Third Floor
Approximate Floor Area
305.69 sq ft
(28.40 sq m)

Approximate Gross Internal Area = 67.05 sq m / 721.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leaseold

EPC - D

Council Tax Band - C

Years remaining - 104 Years

Service charge: £67.50

Ground Rent: £80

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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