

Foundry Passage, Lewes

Lewes Estates

**PRICE GUIDE £250,000 - £275,000 **
We are pleased to offer a well presented one bedroom first floor maisonette in the heart of Lewes town centre, just off Cliffe High Street. Located within a secure gated development down a private passageway, this property offers all the convenience of town centre living whilst benefitting from a peaceful position and shared outside space with townscape views.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes has a mainline railway station that is just 5 minutes away on foot. The station offers direct services to Brighton (in 20 minutes) and London (in under an hour). There is an excellent range of local independent shops, three supermarkets (Waitrose, Tesco and Aldi). There is also an independent Cinema, a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

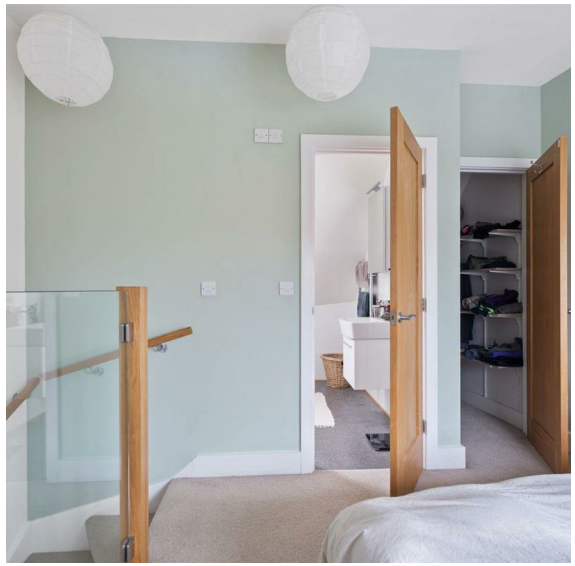


- One Bedroom Maisonette
- Well Presented Throughout
- Desirably Quiet Central Lewes Location
- Secure Gated Entry
- Shared Communal Deck
- Close Proximity to Train Station & Amenities
- Ideal for First Time Buyers and Investors
- Being Sold with No Onward Chain
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Accessed via a pedestrian gate on Cliffe High Street you proceed into the gated community down a passageway and up an external communal stairway to the front door. The small development of flats shares a sunny decked area and also has an access via Morris Road.

Internally, you will find an entrance lobby with stairs ascending to the first floor and a door to the living area. This spacious room has a wood effect floor, sitting area, space for dining table, window to the front and fitted kitchen. The kitchen comprises of an integrated fridge and freezer, slimline dishwasher, hob and oven, integrated washer dryer and a variety of wall and base units. There is also a spacious understairs cupboard for storage.

Upstairs there is a double bedroom with window to the front and a walk in wardrobe. The bathroom has a Velux window, bath with shower over, wash hand basin and low level WC.

Further benefits include a new boiler fitted 18 months prior to listing, gas central heating, double glazing and the property is offered for sale with no onward chain.

To arrange your viewing appointment please contact our office by phone or email. We look forward to hearing from you.

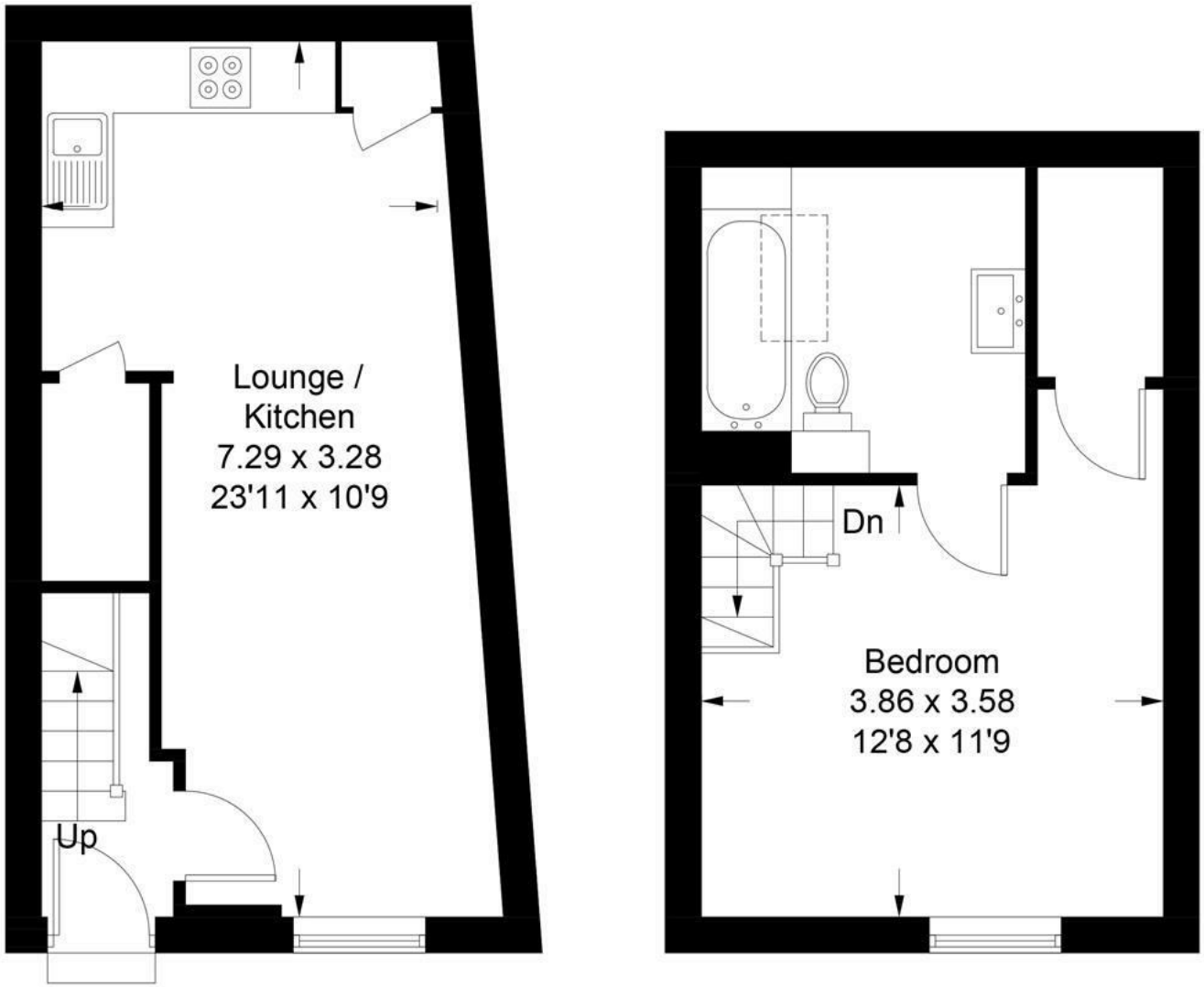
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Ground Floor **First Floor**

Approximate Gross Internal Area = 50.3 sq m / 541 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1270438)

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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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