



£200,000-£225,000 guide price

Flat 6, 34-36 Cliffe High Street, Lewes, East Sussex, BN7 2AN

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The property...

Mansell McTaggart are pleased to market for this sale this one bedroom, ground floor flat, excellently situated within the heart of Lewes town, just off of Cliffe High Street. This home boasts a private entrance and enviable southerly facing private patio garden. This well-proportioned property enjoys a double bedroom, modern shower room and generous open plan modern fitted kitchen/living room with doors leading directly to the patio. Wonderfully positioned within easy reach of the local shops and amenities and surprisingly close to the Mainline Railway Station.

ENTRANCE HALL- Double glazed door to hallway with front aspect window and doors to principal rooms

LIVING ROOM/KITCHEN- Measuring a generous 19'6ft x 11'6ft, fitted with a comprehensive range of flush fronted wall and base units with contrasting work surfaces, one and half bowl sink with swan neck mixer tap adjacent. 4 ring ceramic hob with integrated cooker hood above and oven below, with further integrated appliances. This sleek modern kitchen area has space for a family dining table and seamlessly opens to a living area, all boasting underfloor heating and flooded with natural light from the skylight and southerly facing double glazed side doors and windows. A beautiful open space for relaxing and entertaining. Door to the rear leads to-

PATIO- A lovely south-facing, decked patio enclosed by brick walls, offering a private and peaceful space to relax and unwind, opportunities to complement with colourful potted plants.

BEDROOM- Great double bedroom with front aspect floor to ceiling double glazed window and side windows and door, providing alternate access,

SHOWER ROOM- Accessible wet room style shower enclosure, wc with concealed unit, hand wash basin with set in vanity unit below and tiled surround, airing cupboard





Outside and Location...

Cliffe High Street is the pretty, semi-pedestrianised, shopping street located in the heart of Lewes. Lined with an eclectic mix of independent shops, coffee shops and the original 'Bill's' restaurant, this is the go-to area for visitors to the town and locals alike.

From here, you are within easy striking distance of South Downs National Park via Chapel Hill, but also scenic river walks, and the Railway Land Nature Reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London, Gatwick and Brighton. The High Street is even closer at just a 1-minute walk (source Google Maps).

Tenure - Share of Freehold

Lease remaining- 990 years

Maintenance- apx £1022.05 pa

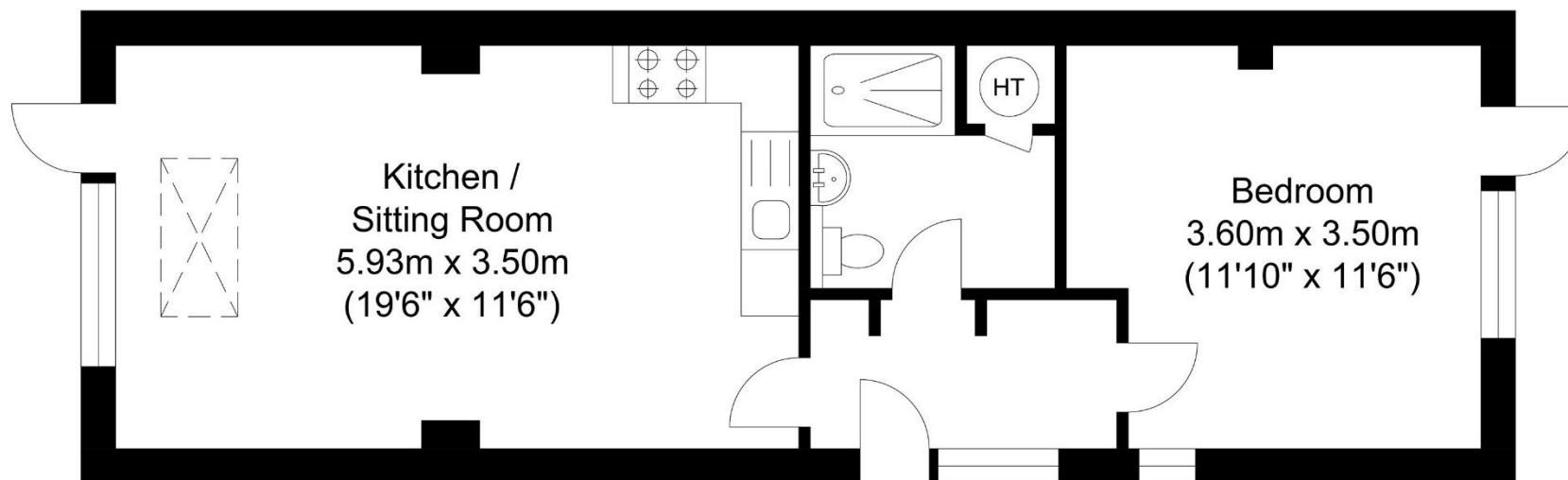
Electric Central Heating - Double Glazing

EPC Rating - D

Council Tax Band - B

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





Ground Floor
Approximate Floor Area
443.47 sq ft
(41.20 sq m)

Approximate Gross Internal Area = 41.20 sq m / 443.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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