



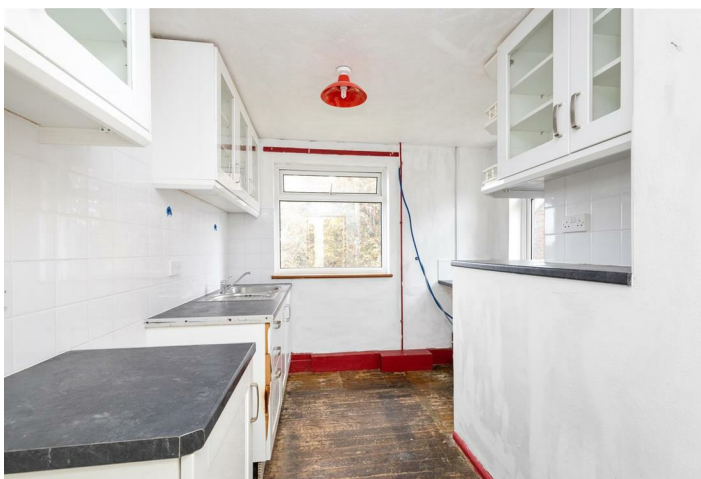
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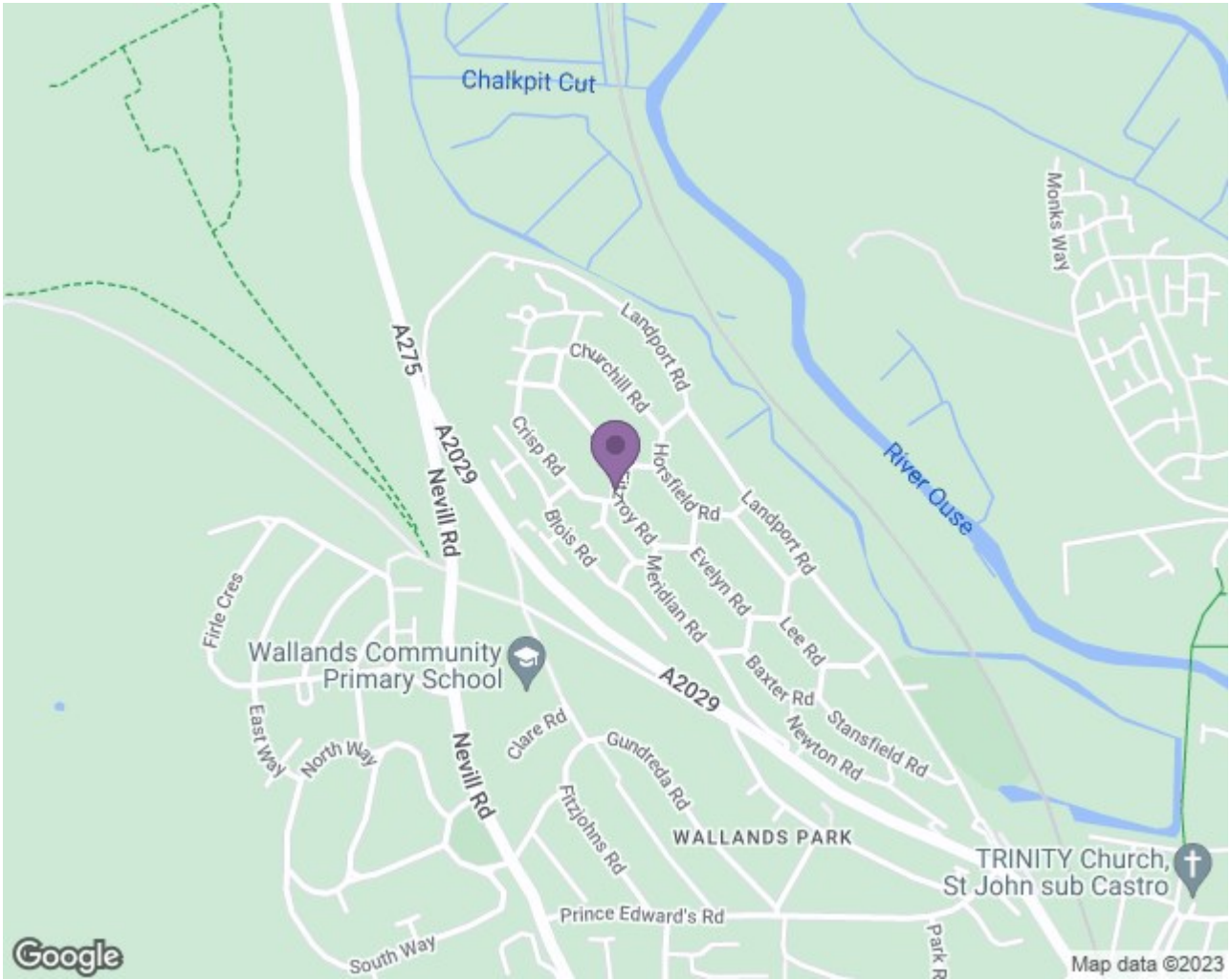
Crisp Road, Lewes, East Sussex, BN7 2TU



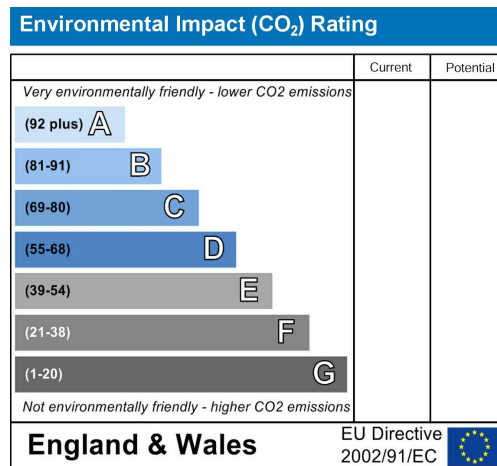
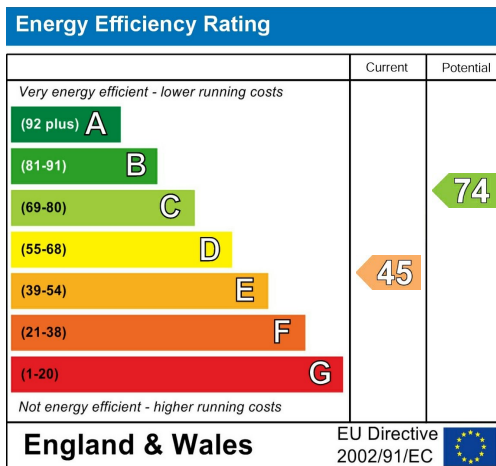
£175,000



Location Map



Energy Performance Certificate



Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

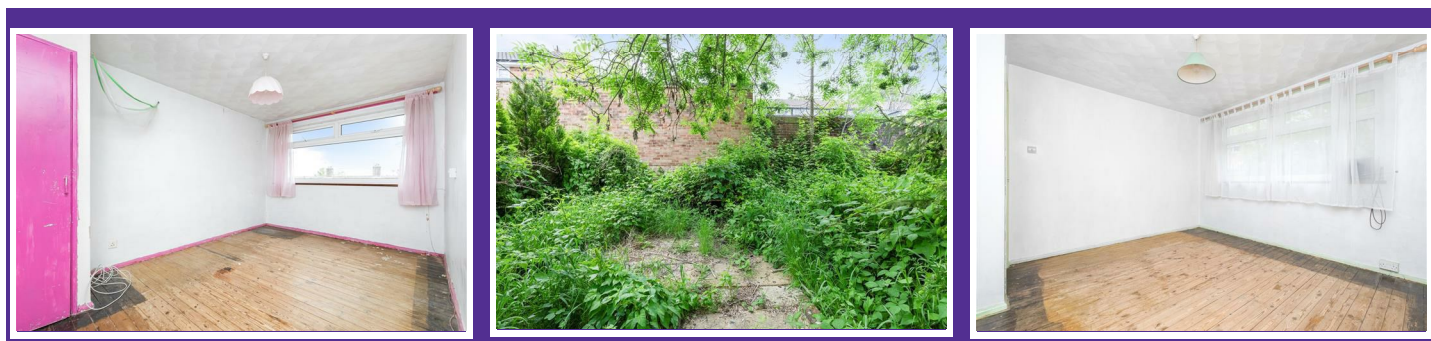
The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

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- First Floor Maisonette
- Rear garden
- Lounge overlooking the garden
- In need of updating

- Double bedroom
- Vacant possession
- Popular Location
- EPC - E



The Property

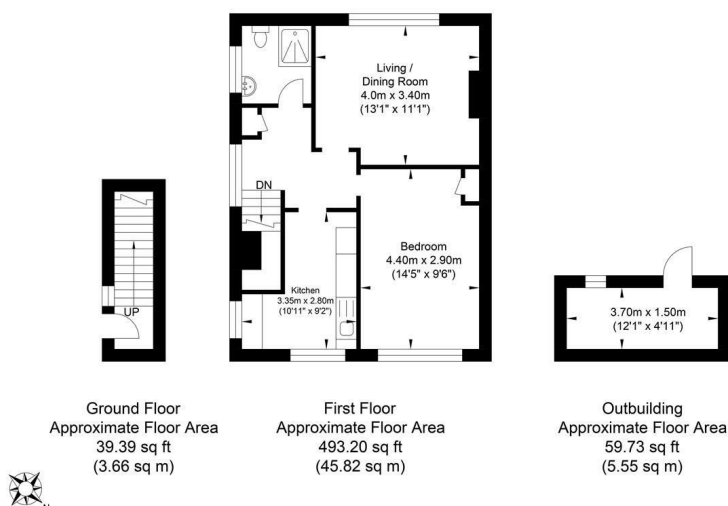
A one bedroom first floor maisonette located in the popular Landport Development. The property is offered with full vacant possession and has a kitchen, lounge overlooking the back garden, bedroom, shower room and there is a private area of garden to the rear.

The Location

Lewes is the county town of East Sussex, nestled within the Southdowns National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town boasts 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 Cafes, 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 Swimming Pool, Track, Tennis and Lido 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.

Floor Plan

Crisp Road, Lewes



Approximate Gross Internal Area = 55.03 sq m / 592.33 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Decorative glazed front door with window to the side.

Stairs rising to first floor landing:

with window to the side, hatch access to the loft space, meter cupboard and storage cupboard.

Kitchen;

with window overlooking the front and side of the property. Wall and base mounted units, work surface extending to include stainless steel sink unit with mixer taps over. Free standing electric cooker, part tiled walls, space for fridge/freezer, washing machine and dishwasher, exposed wooden floor throughout.

Lounge;

with window overlooking the rear garden. Open fireplace with tiled surround and hearth.

Bedroom;

with large window to the front of the property, built in airing cupboard with sealed hot water cylinder with shelving above.

Shower room;

wash hand basin set in a vanity unit with cupboards below, low level w/c, shower cubicle, fully tiled walls.

Outside;

an area of secluded garden, steps leading down to a brick built shed.

* Please note this garden is accessed through another garden and does not lead directly from the property.

Tenure: Leasehold

Years Remaining: 92 Years remaining

Annual ground rent: £20.00

Maintenance charge: £134.00

Council tax: Band A



T: 01273 487444