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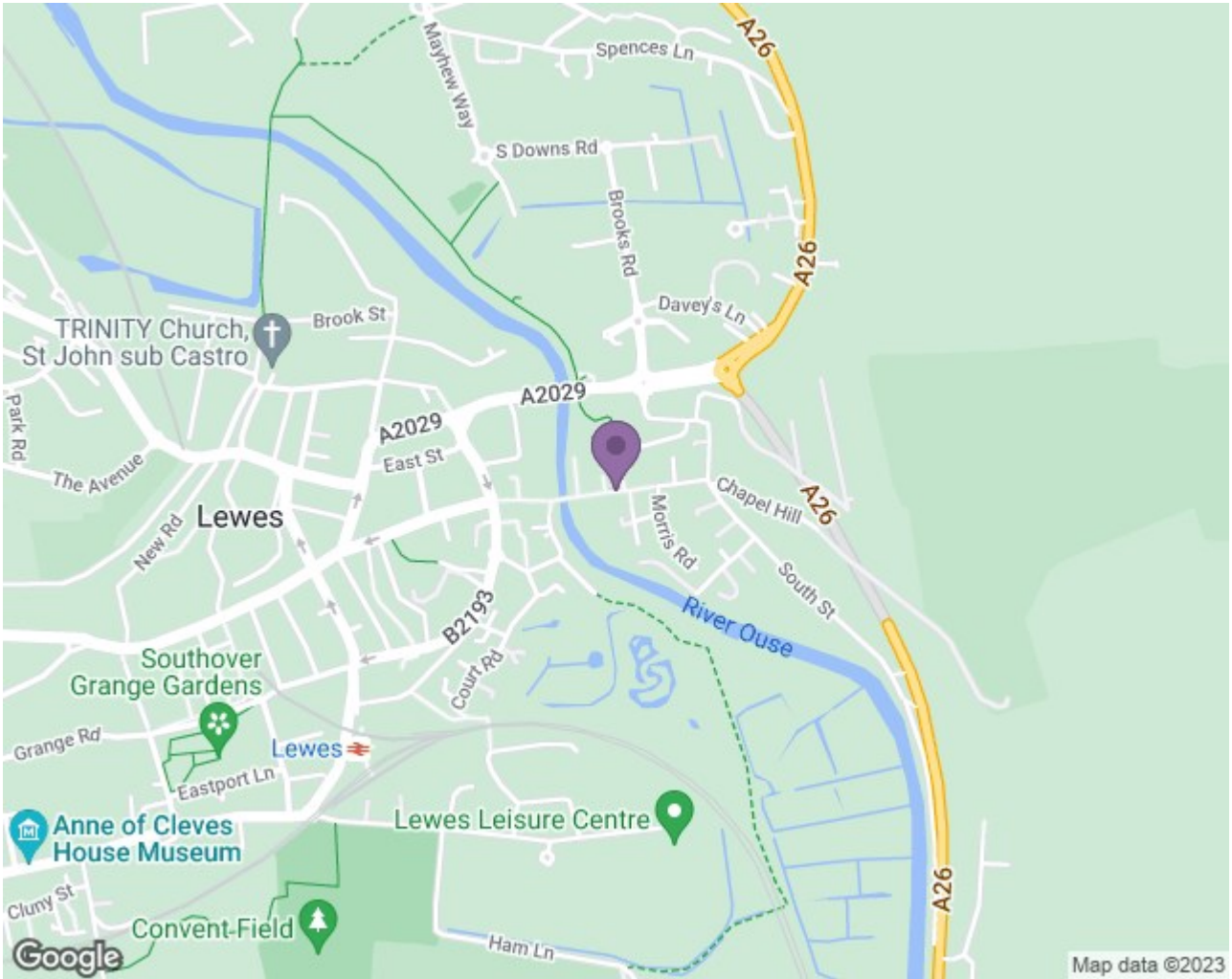
Cliffe High Street, Lewes, East Sussex, BN7 2AN



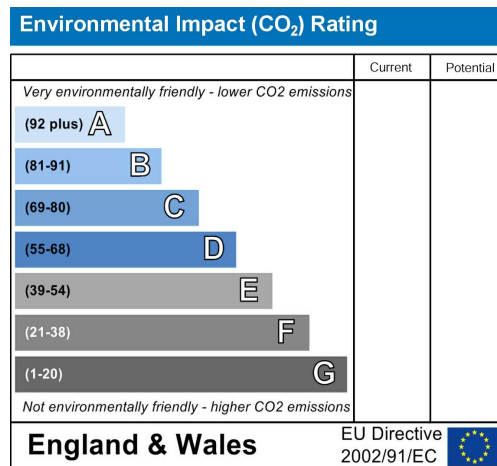
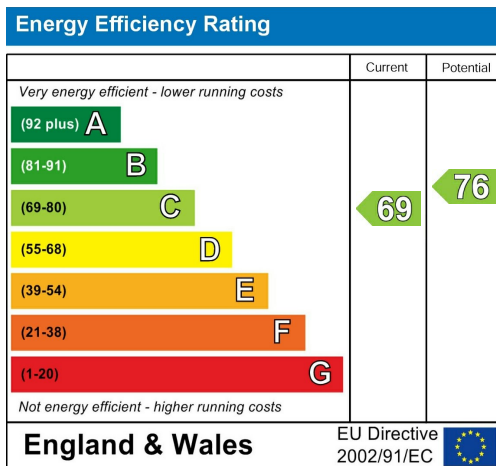
Offers In Excess Of £300,000



## Location Map



## Energy Performance Certificate



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- First Floor apartment
- Spacious kitchen/dining room
- Allocated parking space
- Town centre location
- Two bedrooms
- Shared patio garden
- No onward chain
- EPC - C



## The Property

A Spacious first floor apartment located above a shop in the popular Cliffe High street. The apartment has two bedrooms, a large kitchen/dining room, Lounge with big window overlooking Cliffe High street, bathroom and a store room/utility room. There is a shared enclosed patio and an allocated parking space nearby to the rear.

## 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 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 fronted high street shops. The 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 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.

## Floor Plan

### Cliffe High Street, Lewes



Approximate Floor Area  
740.98 sq ft  
(68.84 sq m)

Approximate Gross Internal Area = 68.84 sq m / 740.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Communal entrance hall with stairs rising to first floor and door with stairs down to outside patio.

Solid wood front door leads to the entrance hall of the flat. Built in feature deep wardrobe with doors below.

### Bedroom 1;

With a window to the rear and built in wardrobe with louvred door and storage above.

### Bedroom 2;

Window to the rear, large walk-in utility room/storage room with plumbing for a washing machine, shelving and a Vaillant gas fired boiler.

### Bathroom;

Fitted with a panelled bath with Mira electric shower over, pedestal wash hand basin, low level w/c, cupboard above, part tiled walls and shower curtain and rail.

### Kitchen/dining room;

Fitted with a range of modern units with a worksurface extending to include a 1½ bowl sink unit with mixer taps over, wall and base mounted cupboards, Inset four ring gas hob with oven below, extractor hood above, space for fridge/freezer, window over Cliffe High Street.

### Large opening into spacious lounge;

With a feature fireplace with tiled hearth brick surround, display shelving in the chimney recess and a display niche, large window overlooking Cliffe High Street to the front.

### Outside;

Paved patio which is fully enclosed with brick walls.

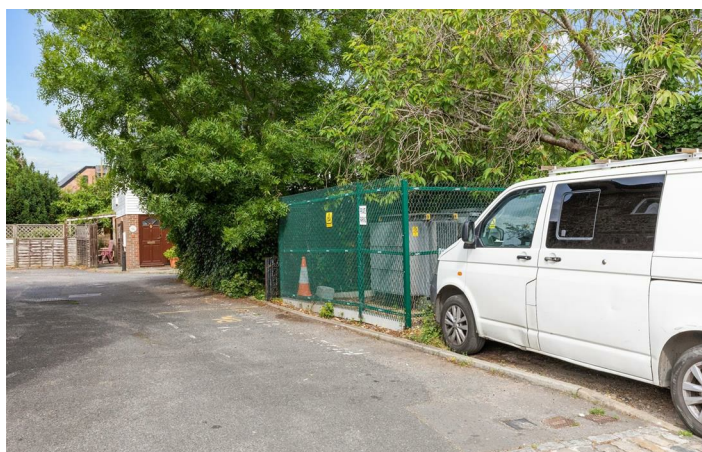
### Allocated parking space;

Accessed round the back of the property and clearly marked out.

### Tenure: Leasehold

Years remaining: 147 years

Annual Service Charge: TBC



**T: 01273 487444**