



**Flat 2, 17 Styles Field, Lewes, East Sussex, BN7 2LZ**  
Asking Price £460,000

# Flat 2, 17 Styles Field, Lewes, East Sussex, BN7 2LZ

A Superb two-bedroom apartment occupying a very central, sought-after location with no onward chain and gated parking.

## The Property

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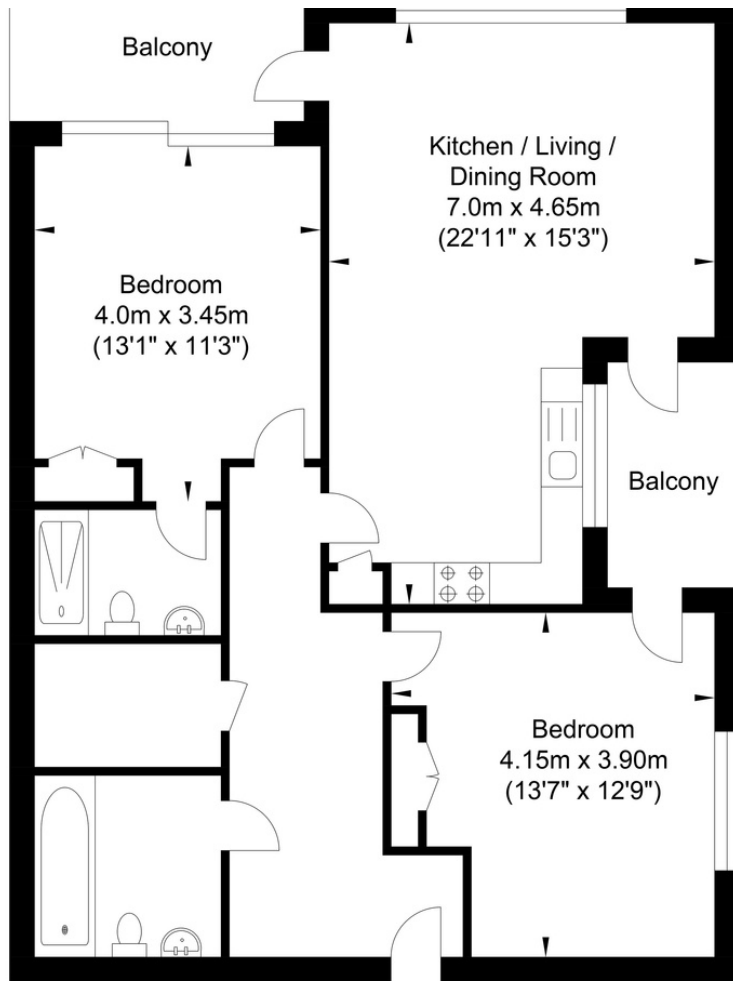
Styles field occupies a prominent location right in the town centre, yet in a pedestrian only area. The property was constructed approximately 4 years ago to a high standard and has the remainder of a BLP warranty, and gas fired underfloor heating, stone worksurface, engineered oak flooring and glazed windows. There are two double bedrooms, one with an en-suite, spacious open-plan kitchen with NEFF appliances, family bathroom, utility room, two large balconies, communal gardens, and a gated secure parking space, also with electric charging points available.

## The Location

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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 and third 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.

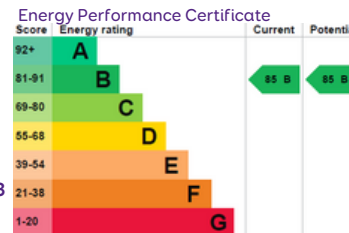




Approximate Floor Area  
879.51 sq ft  
(81.71 sq m)

Approximate Gross Internal Area = 81.71 sq m / 879.51 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Leasehold  
Years remaining: 994  
Annual service charge: £2,203



**Please note:**

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