



Southdown House, Lewes, East Sussex, BN7 1SD
Asking Price £625,000

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An exceptionally well appointed three bedroom split-level top floor apartment located in a Grade II listed building in a most sought after crescent with allocated parking. Located on the top floor of this period building with a balcony and views across the valley to the coast and surrounding Downs.

The Property

Southdown House, St Annes Crescent is located at the top of the high street in central Lewes. The property is arranged over two floors with a large living space with a gas coal effect fire set in a metal surround with marble mantel piece. French doors lead to the balcony with room for table and chairs and breathtaking view across the valley towards the sea. A discreet cupboard houses the gas combi boiler. The kitchen has been recently installed with contemporary wall and base units with contrasting splashback and kickboards. Granite worksurface with integrated fridge/freezer, oven, microwave, and a gas hob and Karndean flooring. Shower room with glass shower screen, wash hand basin with drawers below, Low level W/C, plumbing for washing machine and Karndean flooring. Bedroom 3 has a fitted wardrobe and there is a deep storage cupboard in the entrance hall.

The stairs lead upstairs to the top floor with two further double bedrooms, the main room having velux windows offering views and three wardrobes. The ensuite bathroom has a bath with electric shower over, further concealed cupboards, low level WC with bidet. Bedroom 2 is fitted as a study with built in solid wood desk, shelving and storage cupboards, further eaves storage and a velux window to the front. There are extremely well maintained gated formal gardens for residents - fully enclosed with shrub and flower borders and a designated seating area. There is an undercroft allocated parking.

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 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.





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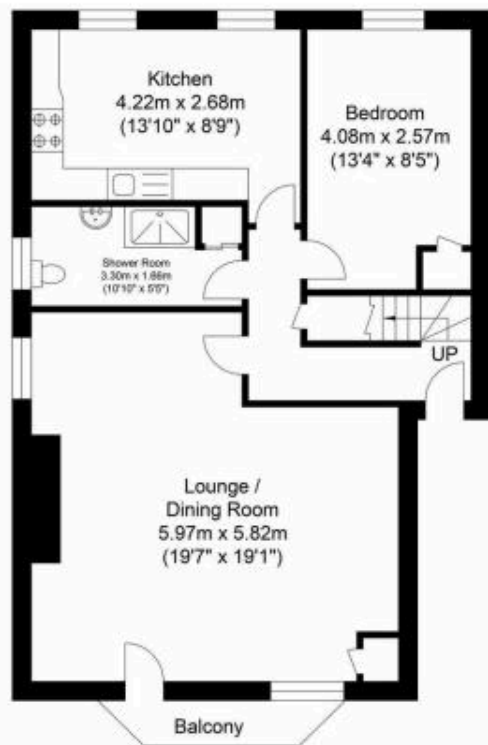
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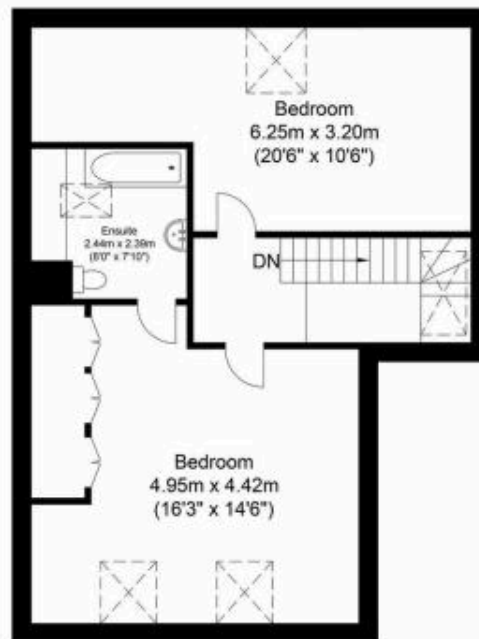


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Second Floor
Approximate Floor Area
704.92 sq ft
(65.49 sq m)



Third Floor
Approximate Floor Area
610.31 sq ft
(56.70 sq m)

Approximate Gross Internal Area = 122.19 sq m / 1315.24 sq ft

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

Agents Notes

Tenure - Leasehold
Years Remaining - 980 Years
Annual Ground Rent - £200.00
Annual Service Charge -
£4,158.00
Council Tax Band - C



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