



High Street, Lewes, East Sussex, BN7 2LU
Asking Price £199,950

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One bedroom grade II listed second floor apartment in central Lewes.

The Property

Upon entering the apartment is a spacious communal entrance hall and stairs rising to the second floor. From the front door is an entrance hall with a door opening to the double bedroom with an en-suite shower room with a Triton electric shower and fully tiled walls. The open plan lounge/ kitchen is fitted with a range of units with inset electric oven, fridge/ freezer and space and plumbing for a washing machine.

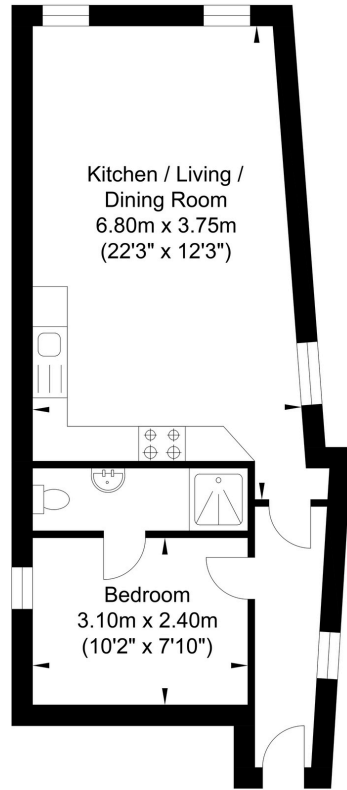
In the lounge area is a fitted electric fire and there are two windows to the rear with secondary glazing.

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.



High Street, Lewes



Ground Floor
Approximate Floor Area
413.76 sq ft
(38.44 sq m)

Approximate Gross Internal Area = 38.44 sq m / 413.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Leasehold
Years remaining: 999
Annual Service Charge: £0
Annual Ground Rent: £400.00
EPC - F

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	26 F	
1-20	G		



Please note:

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