



**Cliffe Leas, Lewes, East Sussex, BN7 2UH**  
Asking Price £175,000

## Cliffe Leas, Lewes, East Sussex, BN7 2UH

Good size studio apartment with separate kitchen and bathroom located just off Cliffe High Street in central Lewes with allocated parking space.

### The Property

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Cliffe Leas is a purpose-built apartment building situated just off Cliffe High Street in a no-through road. Large studio room with windows to the front of the property and a fitted wardrobe with hanging rail and an airing cupboard with water tanks. Separate fitted kitchen with ample units, sink, Potterton wall mounted boiler, integrated oven and hob and window to the side. The bathroom has a bath with electric shower over, wash hand basin, low-level w/c and tiled walls. The property further benefits from an allocated parking space immediately behind the apartment.

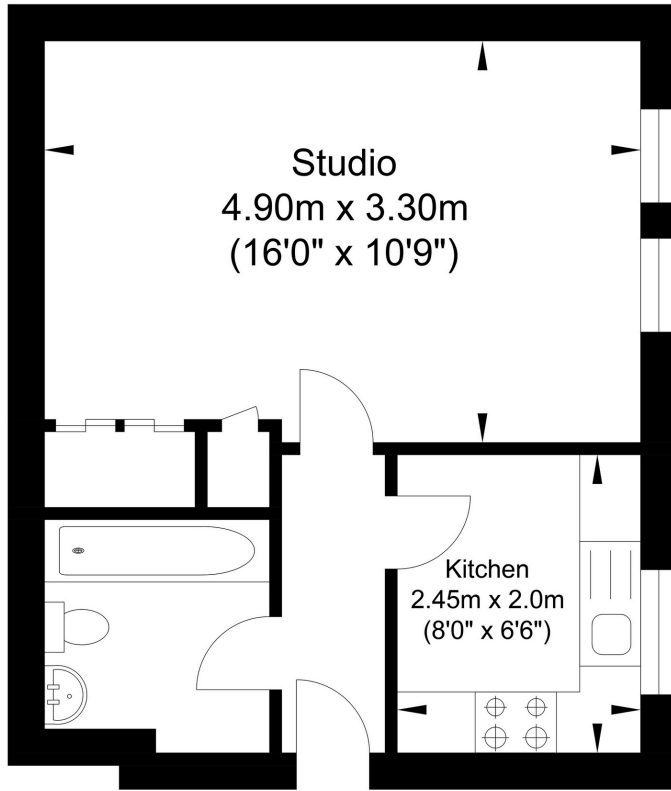
### The Location

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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 offer 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.



# Cliffe Leas, Lewes



Approximate Floor Area  
306.66 sq ft  
(28.49 sq m)

Approximate Gross Internal Area = 28.49 sq m / 306.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Tenure: Share of Freehold**  
**Years Remaining: 91 Years**  
**Annual Maintenance: £523.00**  
**Annual Ground Rent: £0**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Please note:**  
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