



4 Flat 1, Bell Lane, Lewes, BN7 1DG
Asking Price £573,000

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Luxury three bedroom first floor apartment in contemporary modern building located in central Lewes. Open living space with balcony, bathroom & en-suite showroom, passenger lift and allocated parking.

The Property

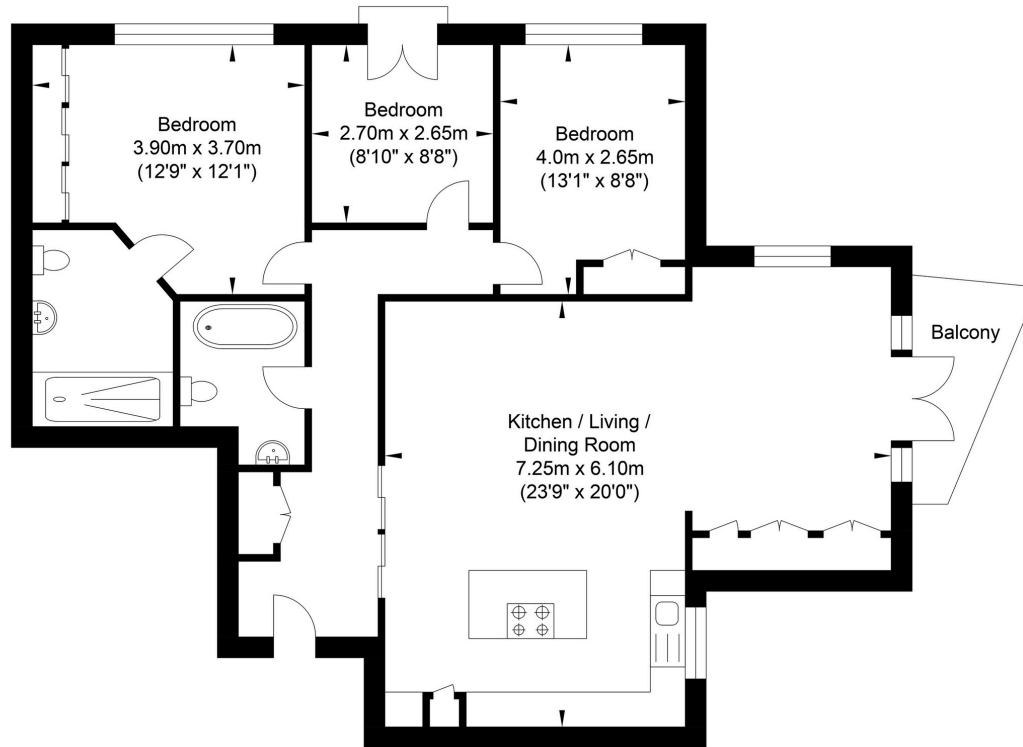
Constructed around 4 years ago this apartment offers open and expansive accommodation. Finished to the highest throughout the property enjoys engineered oak flooring, underfloor heating, and a high-quality Italian kitchen with stone work tops and Siemens integrated appliances. A lift and stairs lead to the first floor, the apartment opens into a hallway with fitted storage. The impressive kitchen and central island is a feature of the living room with further dining area and doors opening on to a balcony. Three bedrooms with fitted storage to two of them and an en suite shower to the principle bedroom. Luxury bathroom with Porcelanosa timber effect tiles. The property further benefits from an allocated parking space, communal bike storage and a share of the freehold.

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 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 high street shops. 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 cafe's, 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.



Bell Lane, Lewes



Approximate Floor Area
956.26 sq ft
(88.84 sq m)

Approximate Gross Internal Area = 88.84 sq m / 956.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Share Of Freehold
992 years remaining on lease
Annual Maintenance charge circa £1,840
Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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