



St. Nicholas Lane, Lewes, East Sussex, BN7 2JZ

Asking Price £775,000

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A well presented 3/4 bedroom townhouse in St. Nicholas Lane, Lewes town centre. Features include distant views, a first-floor lounge, a kitchen/dining room opening to a patio, and secure parking.

The Property

Located on St. Nicholas Lane, this modern townhouse built in 2008 to a high standard offers a practical blend of town centre access and distant views of the countryside and the Downs. This property provides a great option for those seeking a well positioned home in Lewes with very versatile accommodation.

The ground floor includes an entrance leading to a flexible space, currently used as a large study / bedroom but could be a reception room with full height windows to the front and fitted shelving and cupboards. There is a fine Travertine marble floor throughout the ground floor. The kitchen/dining room is a key feature with painted shaker style units with granite worksurface, integrated hob, microwave, oven and fridge freezer. This area opens directly onto a secluded sunny patio garden with raised beds with mature olive trees, facilitating outdoor dining and relaxation. There is a downstairs cloakroom.

The first floor houses the lounge, positioned to take advantage of the views across the Lewes landscape from full height windows. This reception room offers a comfortable space for residents and guests and has quadruple glazed windows. A well proportioned bedroom is also located on this floor with fitted wardrobes and a fully tiled bathroom with a contemporary style suite.

On the second floor, there are two further bedrooms, the main one having ample wardrobes and distant views towards the Downs at Kingston. The smaller bedroom also has views, but to the front across to Lewes Golf Course and a fitted wardrobe and additional display shelving and again quadruple glazed windows. The shower room has a large shower with glass screen. The house is very well insulated and has air conditioning to the sitting room and master bedroom though this has not been in recent use.

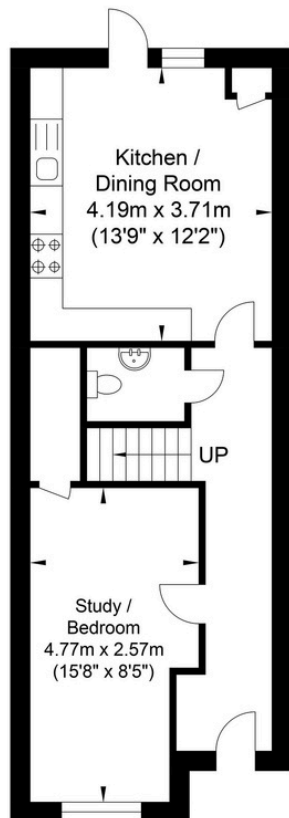
This townhouse benefits from central yet very quiet its location. Tucked away on St. Nicholas Lane, it offers a degree of privacy while being close to Lewes town centre amenities without the heavy traffic of many town centre locations. Residents have easy access to shops, cafes, restaurants, and cultural sites. The mainline railway station, with links to London and Brighton, is also nearby.

The secure covered gated parking space is a practical benefit in this central area. If this is not required the price would be reduced by £25,000 to an asking price of £750,000. There is a separate lease on the parking space for 107 years with ground rent £20pa and maintenance £179pa. (2026)

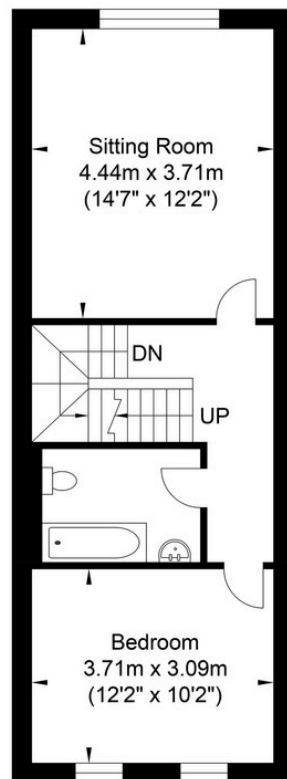
The communal areas of the Printworks such as the amazing roof terraces on top of the Printworks offering 360 degree views across the town, and the lifts to the car park and bin stores are on a separate long Easement Agreement with an annual charge.



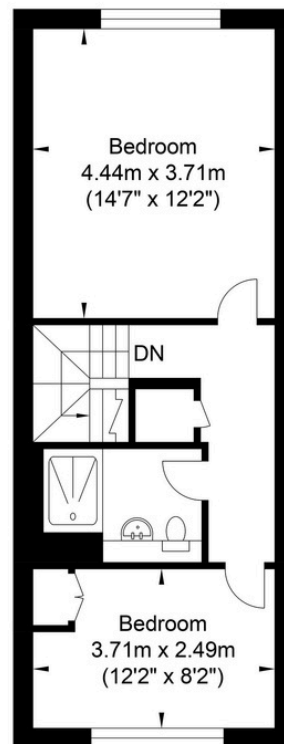
St Nicholas Lane, Lewes



Ground Floor
Approximate Floor Area
435.29 sq ft
(40.44 sq m)



First Floor
Approximate Floor Area
449.60 sq ft
(41.77 sq m)



Second Floor
Approximate Floor Area
428.29 sq ft
(39.79 sq m)



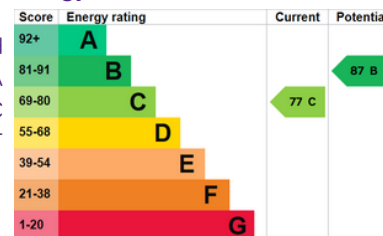
Approximate Gross Internal Area = 122.0 sq m / 1313.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Parking Space
Leasehold
107 years remaining
Ground rent £20PA
Estate management £179PA

Agents Notes Energy Performance Certificate

Tenure - Freehold
Estate management charge - £367 PA
EPC - C
Council Tax Band - F



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