



**23 High Street, Lewes, BN7 2LU**

Asking Price: £315,000



## 23 High Street, Lewes, BN7 2LU

Two bedroom, first floor apartment, ideally positioned in an impressive period building on Lewes High Street.

### The Property

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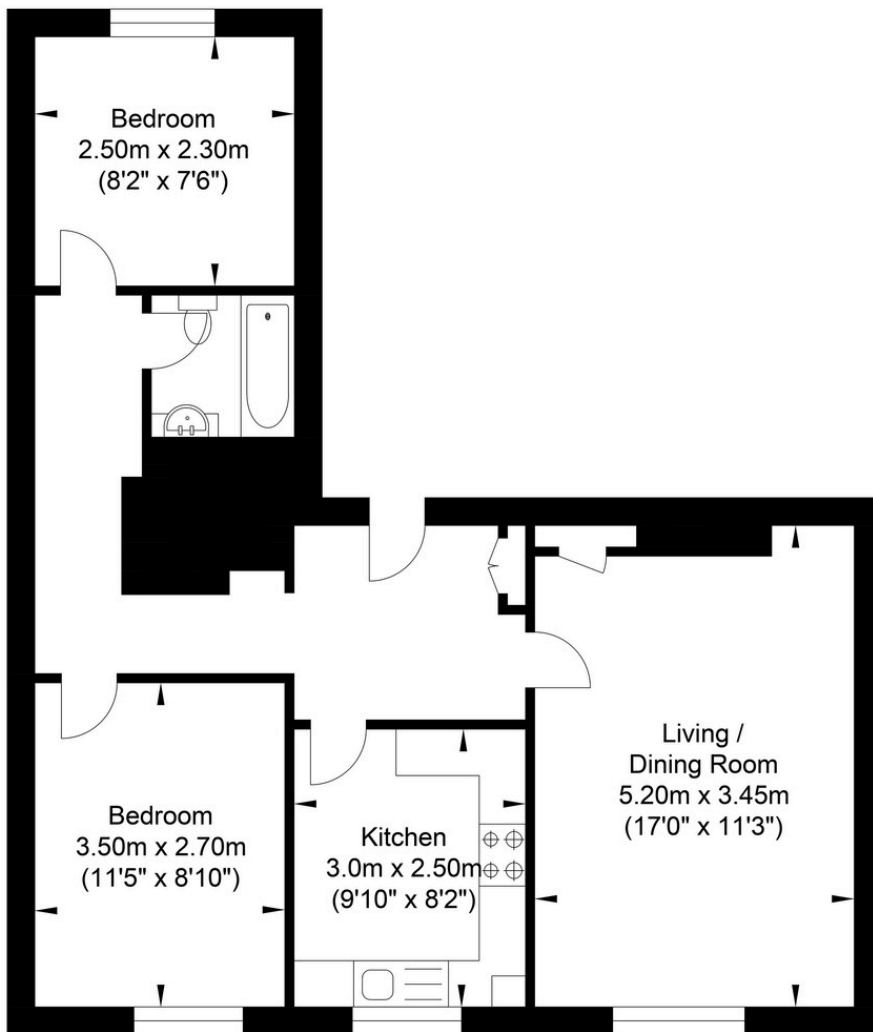
This first floor, two bedroom apartment offers a spacious living room with a feature fireplace and useful storage cupboard. There is a separate fully fitted kitchen with stone worktops and integrated appliances, both rooms overlook Lewes High Street. One good sized double bedroom also overlooks the High Street with a single bedroom/study to the rear of the building and separate modern bathroom. The apartment sits proudly on the first floor of this imposing newly refurbished period property, right in the center of Lewes, less than 500 meters to Lewes mainline train station.

### 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 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.





Approximate Floor Area  
629.04 sq ft  
(58.44 sq m)



**Please note:**

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Agents Notes  
Tenure Leasehold  
999 Year Lease  
Service Charge Circa £1957.60 per annum  
Council Tax Band C  
EPC N/A

