



Flat 2, 196 High Street, Lewes, East Sussex, BN7 2NS
Asking Price £335,000

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A two bedroom split-level apartment conveniently located on Lewes High street, having recently being re-decorated the property now benefits from a spacious open plan/lounge/dining/kitchen with a large bay window. Bedroom, separate WC, stairs lead to the second floor with a bathroom and main bedroom.

The Property

Solid wood front door leads into the communal entrance hall and stairs lead up to the private front door. Cloakroom with low level WC, wash hand basin with cupboard below with mirror above. Bedroom 2 has a sash window to the rear, fitted wardrobe with hanging rail and a cupboard house an Ideal gas Fired boiler and hatch to loft. The open plan living/kitchen/dining room has a bay window overlooking the High Street and to Lewes Golf Course, feature fireplace with cast iron surround and mantel over opening to the fully fitted kitchen with a good range of wall and base units, quartz worksurface with inset Neff four ring hob, Bosch Oven below, extractor above, Slimline dishwasher and Hoover washer/dryer.

The stairs rise to the second floor with a roof top window offering views towards Lewes Golf Course and a door to the main bathroom which is fitted with a modern suite comprising of a panelled bath with shower over, fully tiled bath area, glass shower screen, circular wash hand basin with cupboard below, low level wc and heated towel rail. The main bedroom offers great views and has a wardrobe with hanging rail and storage and there is a further cupboard.

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.



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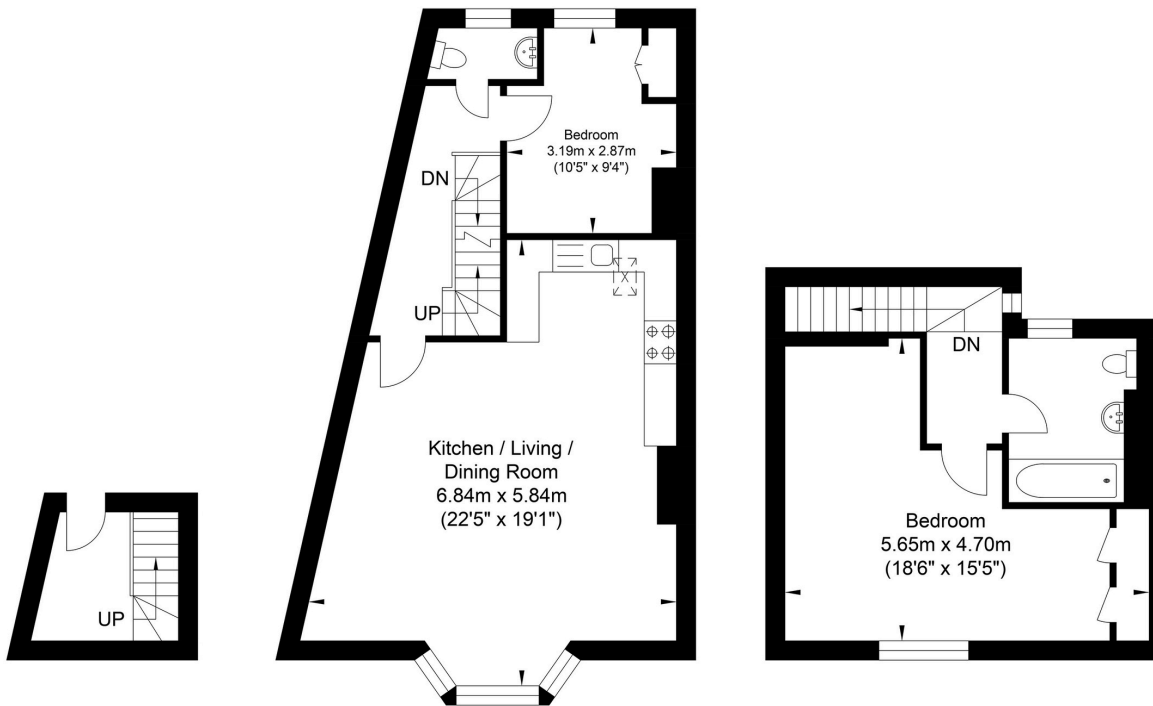
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Ground Floor
 Approximate Floor Area
 44.45 sq ft
 (4.13 sq m)

First Floor
 Approximate Floor Area
 501.70 sq ft
 (46.61 sq m)

Second Floor
 Approximate Floor Area
 314.84 sq ft
 (29.25 sq m)



Approximate Gross Internal Area = 79.99 sq m / 861.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold
Council Tax Band: C
Current Service Charge - £2359.00 P/A
Annual Ground Rent - £200
106 Years on Lease



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