



Flat 3, 40 The Friars, Lewes, East Sussex, BN7 2LG
Asking Price £258,000

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Ground floor apartment located in the popular Friars development in Central Lewes. Immaculately presented throughout in a modern, contemporary style with a fully fitted kitchen and a luxury bathroom. The property further benefits from an allocated parking space.

The Property

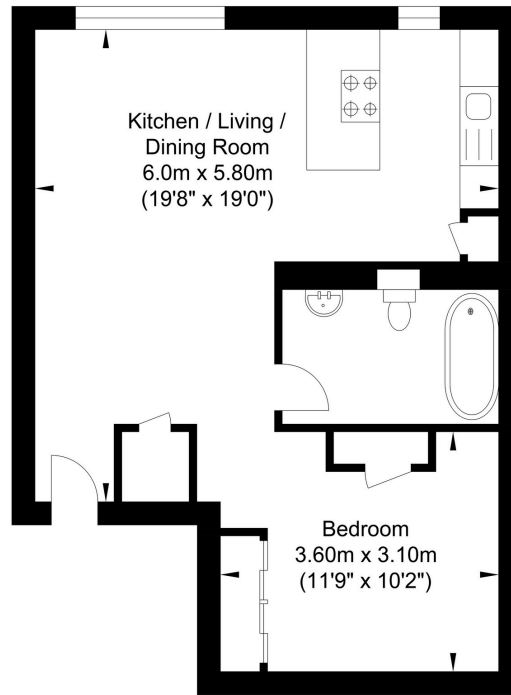
Apartment 3 at The Friars is a hybrid Manhattan style studio apartment with a separate sleeping area. Communal entrance hall leads to private front door opening into open plan living space with an attractive deep feature window. The kitchen area is fitted with an excellent range of contemporary style units with an integrated fridge freezer and slimline dishwasher, stone worksurface with 1 1/2 bowl sink unit with mixer taps over. Integrated eye level oven and induction hob, further drawers and cupboard below. Impressive breakfast bar with open display shelving connects to the living space. Cupboard housing washer/dryer and hot water cylinder. The bathroom is fully tiled with contemporary style tiling and matching floor tiles, wash hand basin with drawer below, concealed WC with shelving above and a panelled bath with shower over and glass shower screen. Opening to sleeping area with double mirror fronted cupboards housing hanging rail and storage above, cupboard housing metres. Allocated car parking space to the rear of the property.

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.



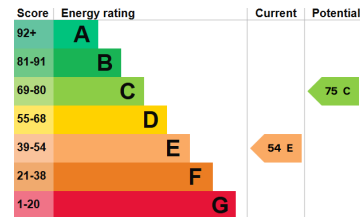
Friars Walk, Lewes



Approximate Floor Area
479.31 sq ft
(44.53 sq m)

Approximate Gross Internal Area = 44.53 sq m / 479.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Leasehold
Council Tax Band - B
Current Service Charge - £1149 P/A
Annual Ground Rent - £100
Years on Lease - 113



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