



Flints, Mount Place, Lewes, East Sussex, BN7 1YH

Asking Price £349,950

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Totally unique maisonette arranged over four floors located in the town centre. With a wealth of period character throughout the property benefits from two double bedrooms, an office, large living space, separate kitchen/dining room, rear patio garden and no onward chain.

The Property

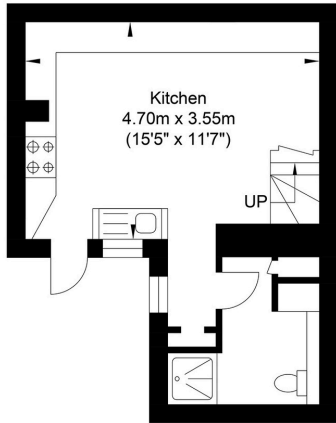
Wrought iron double gates lead to brick paved patio and a stable front door leads to kitchen/dining room. Fitted with a range of wooden units, quarry tiled floor, stainless steel sink unit and plumbing for dishwasher. Inset electric Bosch hob and oven below, ceramic tiled worksurface, exposed ceiling beams, exposed brickwork and recess for fridge/freezer. Downstairs shower room with low-level WC, plumbing for washing machine, cupboard, wash hand basin and tiled shower cubicle with shower curtain. Stairs to first floor with exposed wood flooring and door into the study with a full wall of cupboards, exposed shelving and double aspect windows. The second floor has a sitting room with a corner feature fireplace with brick chimney and stone hearth, a double aspect room with two windows overlooking Fisher Street and one to the side. Exposed brickwork and fitted shelving and cupboard. The bedroom is part panelled and has a cupboard housing a Worcester gas fired boiler, exposed floorboards and further storage cupboard. The top floor bedroom is fitted with a double wardrobe cupboard with further drawers, exposed beams and opening to family bathroom. Panelled bath with shower over, low-level WC, bidet, wash hand basin, large mirror, heated towel rail and door to airing cupboard.

The Location

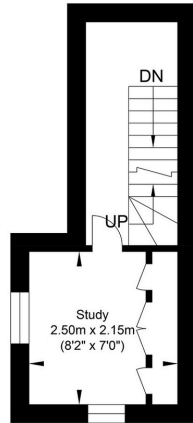
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



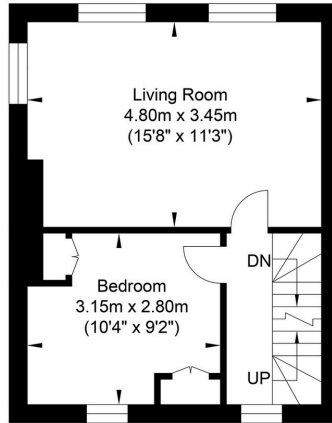
Mount Place, Lewes



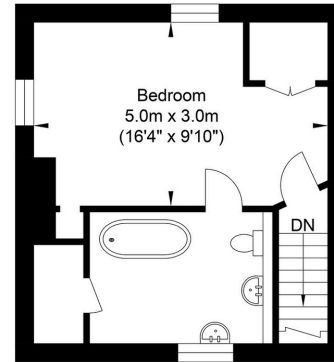
Ground Floor
Approximate Floor Area
255.42 sq ft
(23.73 sq m)



First Floor
Approximate Floor Area
118.40 sq ft
(11.0 sq m)



Second Floor
Approximate Floor Area
323.02 sq ft
(30.01 sq m)



Third Floor
Approximate Floor Area
271.25 sq ft
(25.20 sq m)



Approximate Gross Internal Area = 89.94 sq m / 968.10 sq ft

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



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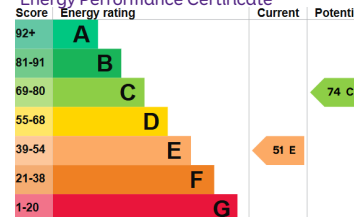
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Agents Notes

- Tenure - Leasehold
- Lease Years Remaining - 995
- Current Service Charge - 2/3 of any repair works
- Annual Ground Rent - N/A
- EPC - E
- Council Tax Band - C

Energy Performance Certificate



Please note:

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