



4 Foundry Passage, Lewes, East Sussex, BN7 2FJ
Asking Price £260,000

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Split-level apartment located in a central location, just off Cliffe High Street. Recently redecorated with open living and a contemporary integrated kitchen with stone worktops. The property further benefits from a downstairs cloakroom, modern bathroom and bedroom with views to Lewes Castle.

The Property

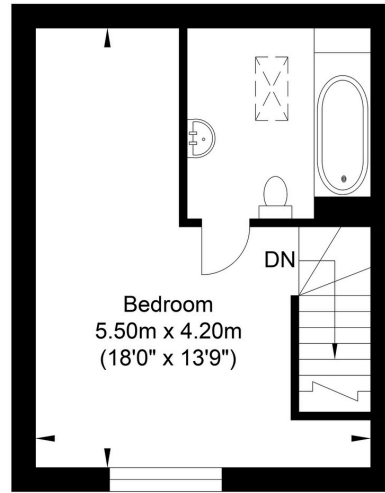
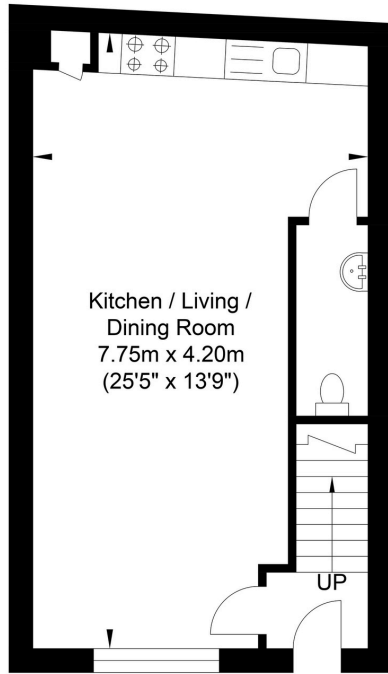
Glazed front door into entrance lobby with stairs rising to the first floor, coat hooks and door opening to living space. To the front is a large window over looking the decked entrance area and to the rear is a fully fitted kitchen with a range of units with a granite worksurface extending to include a stainless steel sink unit with mixer taps, Bosch Hob, oven and extractor hood above. Integrated fridge/freezer, washer/dryer and slimline dishwasher. Understairs ground floor cloakroom with a low-level WC, wash hand basin with tiled splashback. On the first floor is a double bedroom with window to the front front offering a superb view to Lewes Castle and the surrounding Downland. Recess for dressing area. The bathroom is fitted with a white suite comprising of a panelled bath with shower over, glass shower screen, concealed WC, wash hand basin with vanity unit below, mirror over, heated towel rail and part tiled walls.

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.



Foundry Passage, Lewes



Ground Floor
Approximate Floor Area
345.62 sq ft
(32.11 sq m)

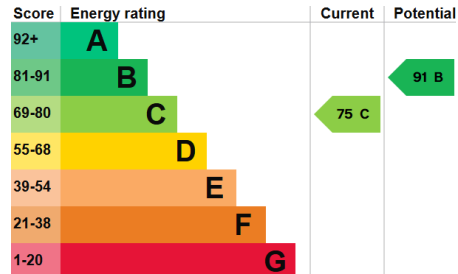
First Floor
Approximate Floor Area
248.64 sq ft
(23.10 sq m)

Approximate Gross Internal Area = 55.21 sq m / 594.27 sq ft

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

Material Information

Tenure - Leasehold
Current Service Charge - £1149
Current Annual Ground Rent - £100
Lease - 113 Years Remaining
Council Tax Band - B



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