



North Street, Lewes, East Sussex, BN7 2PH
Asking Price £255,000

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Well appointed two bedroom top floor flat in the heart of Lewes, offering convenient town centre living and available with no onward chain.

The Property

Situated in a prime town centre location on North Street, Lewes, this spacious two bedroom top floor apartment presents an excellent opportunity for buyers seeking convenience and a vibrant community. Offered to the market with no onward chain, this property is ready for its next owner.

The flat is accessed via a communal entrance and staircase, leading to the top floor. Upon entering the property, you are greeted by a welcoming hallway that provides access to all principal rooms. A notable feature of this apartment is the exceptionally deep storage cupboard, which offers ample space for household items.

The accommodation comprises two well proportioned bedrooms, both benefiting from fitted wardrobes, maximising space and providing practical living.

The heart of this home is the L-shaped lounge/dining room. This generous reception space provides distinct areas for both relaxation and dining, making it ideal for entertaining. Large windows allow for natural light, creating a bright and airy atmosphere.

Adjacent to the living area is a separate kitchen, thoughtfully designed to offer functionality. While providing a dedicated space for culinary activities, it also offers potential for improvement, allowing a new owner to personalise it to their taste and style

Completing the internal layout is a bathroom, featuring a bath with an overhead shower, a wash basin, and a WC.

One of the most compelling aspects of this property is its enviable location. Being in the town centre, residents benefit from immediate access to Lewes's extensive range of amenities.

This includes independent shops, cafes, restaurants, and pubs, all within a short stroll. The historic Lewes Castle, the River Ouse, and various cultural attractions are also easily accessible. For commuters, Lewes mainline railway station, offering direct services to London Victoria, Brighton, and Eastbourne, is conveniently close by. Excellent bus routes and road links further enhance connectivity.

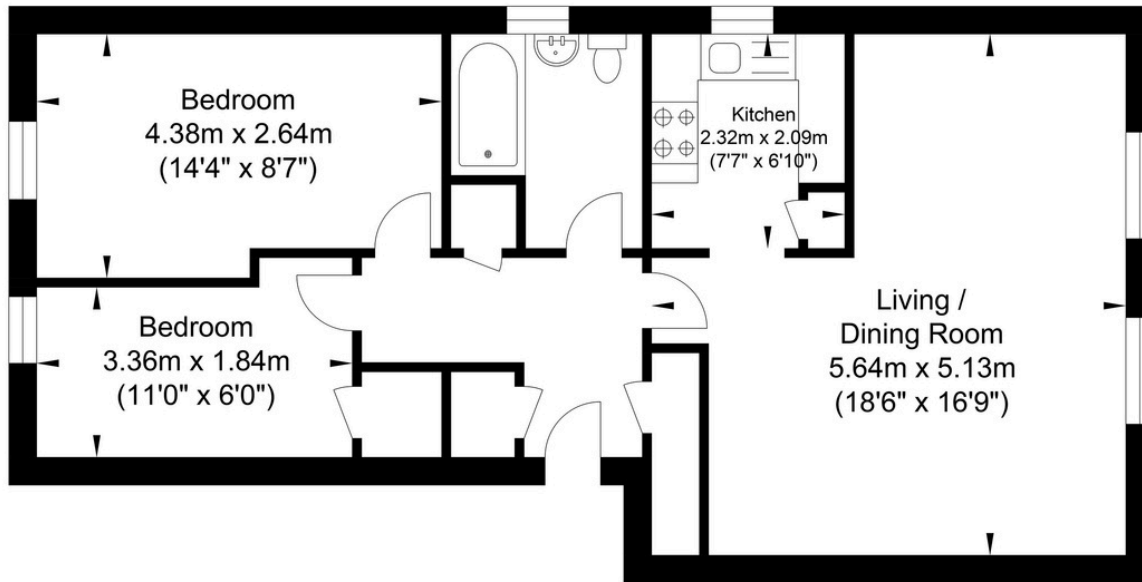
This top floor flat represents a superb opportunity for first time buyers, those looking to downsize, or investors seeking a property in a highly desirable location. The absence of an onward chain simplifies the purchasing process, making for a smoother transaction.

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 which is within walking distance, 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 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.



North Street, Lewes



Approximate Floor Area
639.26 sq ft
(59.39 sq m)

Approximate Gross Internal Area = 59.39 sq m / 639.26 sq ft

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

Agents Notes

Tenure - Leasehold

EPC - C

Ground Rent £10

Service Charge £900

175 Years on Lease

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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