



6 Priory Place Flats, Priory Street, Lewes, East Sussex, BN7 1HQ
Asking Price £285,000

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A second floor purpose built ex-local authority flat located in a small block in Priory Street. Two double bedrooms, Modern shaker style kitchen, bathroom and a lounge/dining room with striped wood flooring throughout.

The Property

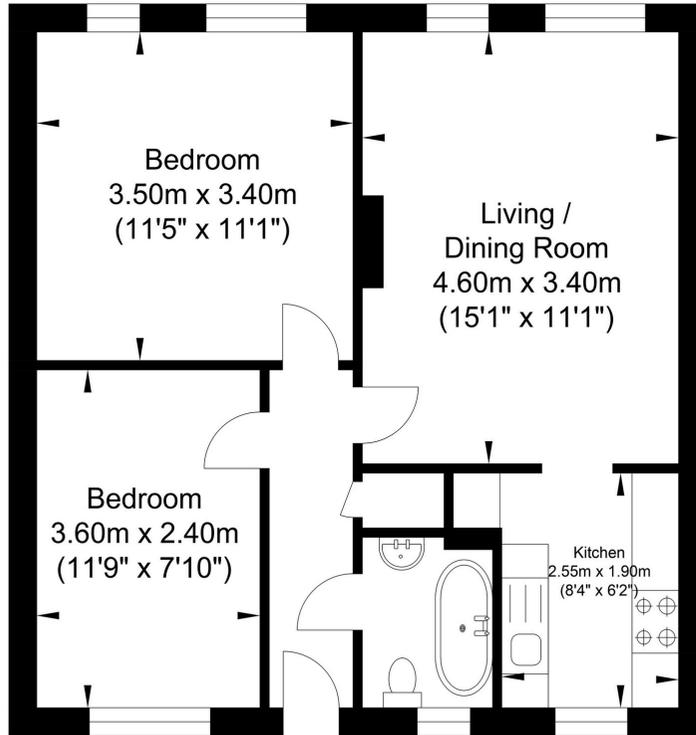
Part glazed front door leading to entrance hall, door to bathroom fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin, low-level WC, part tiled walls. Deep cloaks cupboard housing 'Glowworm' gas fired boiler and room for storage. Lounge/dining room with two windows to the rear, picture rail, striped pine flooring and opening into kitchen which has recently been re-fitted with a range of wall and base Shaker style units, wooden worksurface, inset four ring gas hob, space for fridge freezer, stainless steel sink unit with mixer taps and space and plumbing for washing machine. Stunning view to Lewes Castle and the surrounding area. Bedroom one with two windows to the front, picture rail and striped pine flooring. Bedroom two with window to the offering stunning view towards the Castle again, striped pine flooring. Outside there is a communal area for drying washing and parking on a first come first served basis

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.



Priory Street, Lewes



Ground Floor
 Approximate Floor Area
 534.75 sq ft
 (49.68 sq m)

Approximate Gross Internal Area = 49.68 sq m / 534.75 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



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Agents Notes	Score	Energy rating	Current	Potential
Tenure - Leasehold	92+	A		
EPC - D	81-91	B		
Council Tax Band - B	69-80	C		79 C
Annual Ground Rent - £250	55-68	D	67 D	
Lease End Date - 01/04/2112	39-54	E		
Service Charge - £250	21-38	F		
	1-20	G		



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