

Flat 1 Artisan House, Brooks Road, Lewes
Full Market Value - £340,000

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Recently constructed, two bedroom first floor apartment with passenger lift and spacious balcony available to purchase in Atelier development in Lewes.

The Property

Two bedroom first floor apartment available to purchase in the Atelier development in Lewes. The apartment benefits from an open plan living and kitchen area with integrated appliances including hob, electric oven, dishwasher, tall fridge/freezer and washer/dryer. The open living space with floor to ceiling windows leads into a spacious south facing balcony with far reaching views into the town and towards Lewes Castle. The hallway leading to the two bedrooms houses a storage cupboard and main bathroom, with a bath and overhead shower. Bedroom one is a good sized double and bedroom two is a single bedroom.

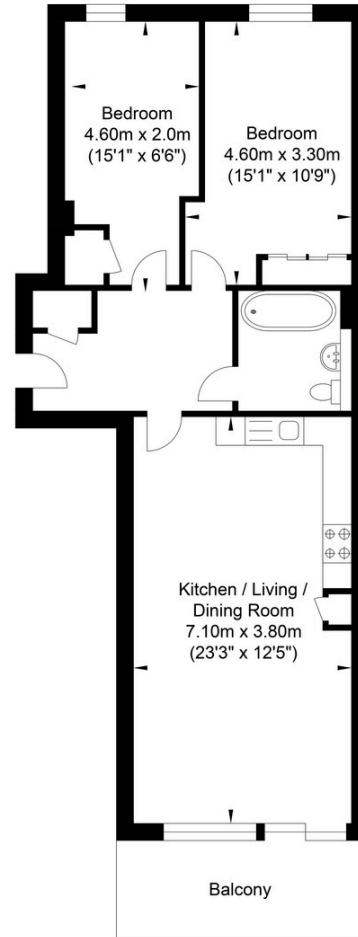
Artisan House was a brand new build in 2022 and benefits from a communal bike store, passenger lift to all floors, landscaped planting in communal gardens and remainder of 10 year New Homes warranty.

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.



Artisan House, Lewes



Approximate Floor Area
673.17 sq ft
(62.54 sq m)

Approximate Gross Internal Area = 62.54 sq m / 673.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Leasehold, 248 years remaining.
Service Charge: Circa £1,705.20 per annum.
Ground Rent: N/A
Council Tax Band: D.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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