



**Crisp Road, Lewes, East Sussex, BN7 2TU**  
Asking Price £155,000



## Crisp Road, Lewes, East Sussex, BN7 2TU

One bedroom ground floor apartment in Lewes, offering a refurbishment opportunity with a private garden and no onward chain.

### The Property

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The property is part of a small block of four and offers potential for modernisation and personalisation. Being on the ground floor there is easy access to the private outdoor space.

The reception room features an original fireplace and French doors opening directly into the private enclosed garden allowing for indoor-outdoor living. The property has gas central heating and generally requires refurbishment, offering a blank canvas for the new owner to update it.

The accommodation includes one double bedroom with a fitted wardrobe. The bathroom is functional but could benefit from a modern upgrade. The private, enclosed garden is fully fenced with a side access gate, providing a secure and secluded outdoor area which has a paved patio and a brick wall with lawn beyond.

Offered with no onward chain, the purchasing process can be streamlined, allowing for a quicker completion or start to refurbishment. Crisp Road is well located in Lewes within walking distance to the town's shops, cafes, and restaurants. Lewes is known for its historic architecture and transport links, including a mainline railway station with services to London Victoria, Brighton, and Eastbourne. The South Downs National Park is also nearby.

This ground floor flat is suitable for first-time buyers, investors, or anyone looking to create a personalised home in Lewes. With its private garden, existing features, and scope for refurbishment, it presents a project with potential.

### The Location

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Lewes, the county town of East Sussex, lies within the South Downs National Park and benefits from a direct train to London (just over an hour) and Brighton (under 20 minutes). The town boasts three major supermarkets—Waitrose, Tesco, and Aldi—plus a mix of independent medieval and Georgian high street shops. The state-of-the-art Depot Cinema offers three screens showing new releases, documentaries, classics, and family films.

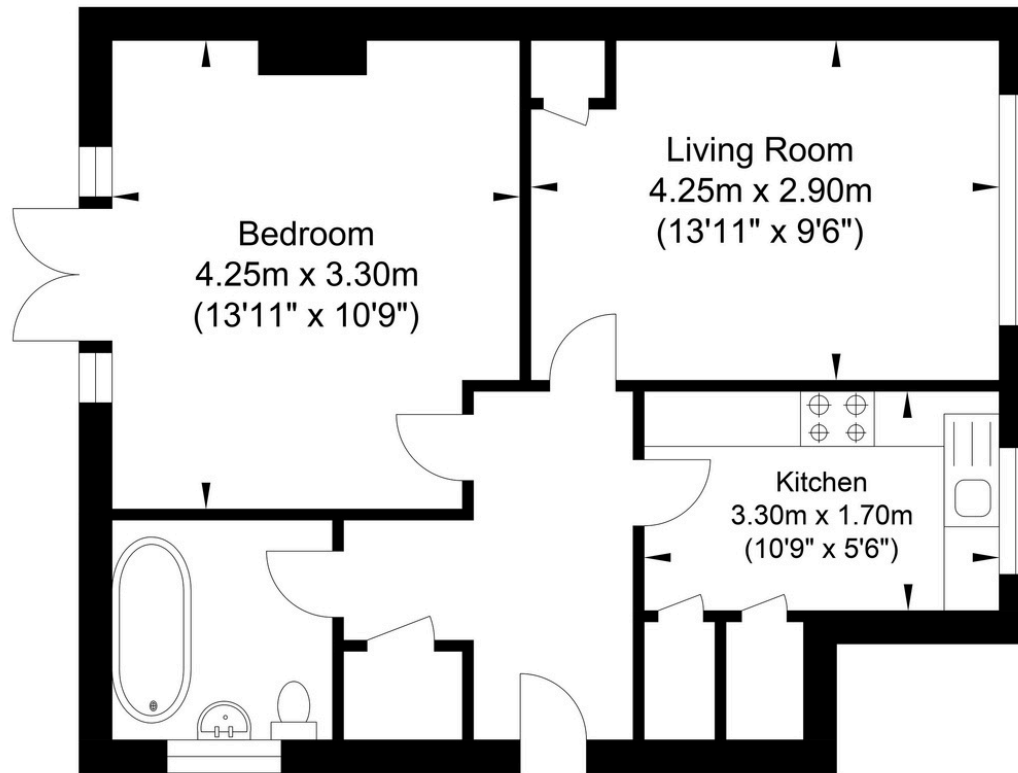
Lewes also features a wide range of cafés, historic inns, restaurants, and a monthly farmers market. The renowned Glyndebourne Opera House is just 4 miles away. Excellent sports facilities include a pool, track, tennis courts, and strong local teams in football, rugby, cricket, and hockey—ideal for all ages. Well-regarded infant and primary schools are within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.







# Crisp Road, Lewes



Approximate Floor Area  
527.32 sq ft  
(48.99 sq m)

Approximate Gross Internal Area = 48.99 sq m / 527.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

#### Agents Notes

Tenure - Leasehold

EPC - TBC

Council Tax Band - A

Annual Ground Rent - £10.00 PA

Current Service Charge - £134.00 PA

Years Left on Lease - 104 Years



#### Please note:

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