



Artisan House, Brooks Road, Lewes
Asking price: £355,000

Flat 7 Artisan House, Brooks Road, Lewes

Recently constructed, two-bedroom third floor apartment with passenger lift, spacious balcony and allocated parking available to purchase in award-winning Atelier development in central Lewes.

The Property

A well-proportioned, two-bedroom apartment on the third floor of the recently built, award-winning Atelier development in central Lewes.

The apartment offers a bright, open-plan living space with large windows and direct access to a private, south-facing balcony overlooking the town, including distant views towards Lewes Castle. The kitchen area is fitted with sleek modern worktops and fittings with integrated appliances including an oven, hob, fridge/freezer, dishwasher, and washer/dryer.

There are two comfortable double bedrooms offering vaulted ceiling windows and ample built-in storage space. A separate bathroom, hallway storage cupboard, and clean, neutral finishes throughout complete the internal layout.

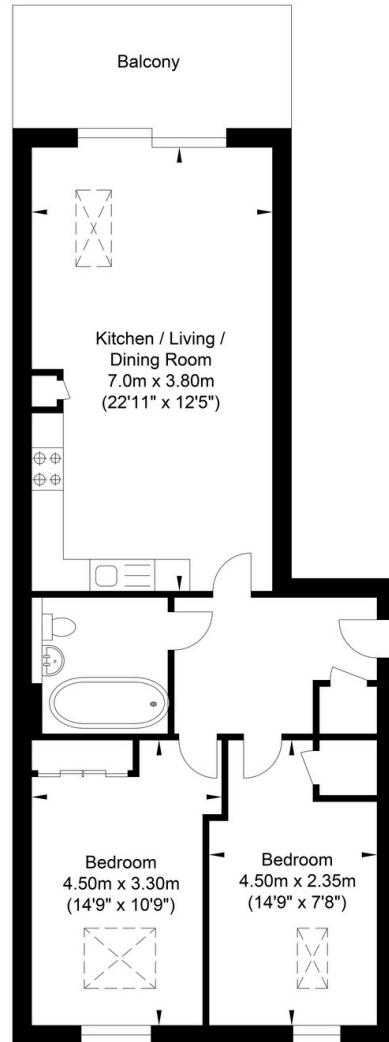
The building includes a passenger lift, secure bike storage, and landscaped communal areas. The apartment is offered with the remainder of a 10-year New Homes warranty.

The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and offers direct rail links to London (just over an hour) and Brighton (under 20 minutes). The town blends character and convenience, with Waitrose, Tesco, and a range of independent shops along its charming medieval and Georgian high street. Amenities include the award-winning Depot Cinema, a vibrant café and dining scene, traditional pubs, and a popular farmers market held twice a month. Just four miles away is the world-famous Glyndebourne Opera House. Lewes also offers excellent sports facilities—pool, tennis, athletics, and team sports for all ages—and is home to highly regarded primary and secondary schools, including Priory, Sussex Downs College, and Lewes Old Grammar School.



Artisan House, Lewes



Ground Floor
Approximate Floor Area
686.41 sq ft
(63.77 sq m)

Approximate Gross Internal Area = 63.77 sq m / 686.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Leasehold, 248 years remaining.
Service Charge: Circa £1,919.28 per annum.
Ground Rent: N/A
Council Tax Band: D

Energy Performance Certificate

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



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