



**Flat 3, The Old Brewery, Thomas Street, Lewes, East Sussex, BN7 2FQ**

Asking Price £320,000



# Flat 3, The Old Brewery, Thomas Street, Lewes, East Sussex, BN7 2FQ

Stylish one bedroom apartment located in The Old Brewery Lewes. The apartment offers open living space with a contemporary kitchen & Bathroom. The property further benefits from allocated parking, communal gardens and no onward chain.

## The Property

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Located in the heart of Lewes, this superb first-floor apartment forms part of The Old Brewery, a highly regarded development that blends local heritage with modern living. Once a working brewery, the building has been carefully converted to provide stylish homes full of character.

Inside, the property is presented to a high standard, with a bright open-plan living/dining area that benefits from large windows and high ceilings, giving a real sense of space and light. Subtle industrial-style details reflect the building's past, while quality modern finishes bring comfort and practicality.

The kitchen is fully integrated, featuring sleek cabinetry, contemporary stone worktops, and built-in appliances. The layout flows well and creates a sociable space that still feels warm and homely.

The double bedrooms are generously proportioned and offer room for additional furniture, while continuing the theme of understated style and comfort. The bathroom is finished with modern fittings and tasteful tiling, providing a calm and functional space for everyday use.

One of the standout features of this property is the allocated parking space, a significant benefit in central Lewes where parking is often limited. Residents also enjoy access to well-maintained communal areas and gardens, offering a peaceful spot to relax outdoors.

The location is another key highlight. The Old Brewery sits just a short walk from Lewes town centre, with its independent shops, cafes, historic landmarks and regular markets. Lewes Station is also nearby, providing direct rail services to London Victoria, Brighton, and Eastbourne, making it a great option for commuters and weekenders alike.

Whether you're a first-time buyer, investor, or simply looking for a stylish, low-maintenance base in a vibrant Sussex town, this apartment offers something special. The combination of heritage, modern design, parking and location makes it a rare find, all offered with no onward chain.

## The Location

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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 3 prime supermarkets, Waitrose, Tesco and Aldi 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.









First Floor Apartment 3

#### Material information

Tenure - Leasehold

EPC - D

Council Tax Band - C

Ground Rent £150 PA

Service Charge £2000 PA

115 Years on Lease

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		



# Oakley

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