

Atelier Court, Brooks Road, Lewes
Asking price: £290,000

Flat 4 Atelier Court, Brooks Road, Lewes

A modern, recently constructed second floor apartment situated in the Atelier Development of central Lewes. Complete with modern a finish and offering excellent west-facing views from a private terrace.

The Property

Located within the award-winning Atelier development on Brooks Road, this well-presented second-floor apartment offers a practical and contemporary living space in a convenient central Lewes location. The property features a spacious open-plan layout complete with high ceilings and skylight, incorporating a modern kitchen with integrated appliances and a bright living area with direct access to a private, west-facing balcony. The double bedroom is well-proportioned and equipped with a spacious fitted wardrobe, and the bathroom is finished to a high modern standard with sleek modern fittings and overhead shower. The hallway offers a selection of good-sized storage cupboards. Further benefits include lift access throughout the building, secure entry system, and an EPC rating of C, supporting greater energy efficiency. This is a well-designed home within a thoughtfully planned development, ideal for those looking for a low-maintenance property close to local amenities and transport links.

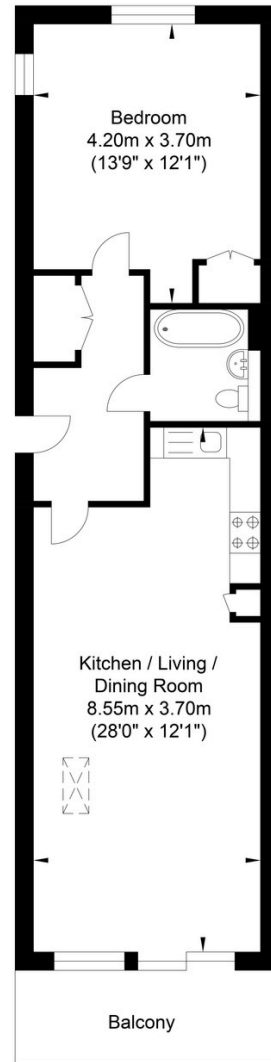
Constructed in 2022, Atelier Court is a recently built, award winning mixed use development and benefits from a communal bike store, passenger lift to all floors, landscaped planting in communal gardens, and remainder of 10 year New Homes warranty.

The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away. Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



Atelier, Lewes



Approximate Floor Area
602.34 sq ft
(55.96 sq m)

Approximate Gross Internal Area = 55.96 sq m / 602.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure: Leasehold, 247 years remaining.
Service Charge: Circa £2,178.95per annum.
Ground Rent: N/A
Council Tax Band: C

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		



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

