



**Blois Road, Lewes, East Sussex, BN7 2TT**  
Asking Price £175,000

## **Blois Road, Lewes, East Sussex, BN7 2TT**

**One bedroom ground floor flat in Lewes, offering stunning Ouse Valley views with a modern kitchen and no onward chain. Ideal for first-time buyers or investors.**

### **The Property**

This one-bedroom ground floor flat on Blois Road in Lewes offers a superb opportunity for a variety of buyers. Whether you're a first-time purchaser seeking an accessible entry into the property market, a downsizer looking for a convenient and manageable home, or an investor keen to acquire a rental property.

The property is situated in a residential location, providing easy access to the amenities and transport links of Lewes. One of its most compelling features is the stunning, far-reaching views across the picturesque Ouse Valley from the front of the property.

The interior is in good decorative order throughout. The living accommodation comprises a comfortable reception room, providing ample space for relaxation and dining. The stripped wood flooring adds character and warmth, creating an inviting atmosphere that is both stylish and practical.

Adjacent to the reception room is a modern kitchen, thoughtfully designed and equipped to meet contemporary needs. It features a range of fitted units and work surfaces, offering efficient storage and preparation space.

The flat boasts a generously sized double bedroom. The property also includes a modern bathroom, complete with essential fixtures and fittings.

Externally, residents have access to a communal garden, and includes a washing line for convenience. Additionally, the property comes with a private garden storage shed.

This ground floor flat represents an excellent opportunity to acquire a well-presented home in a desirable Lewes location, complete with attractive views and the significant advantage of no onward chain.

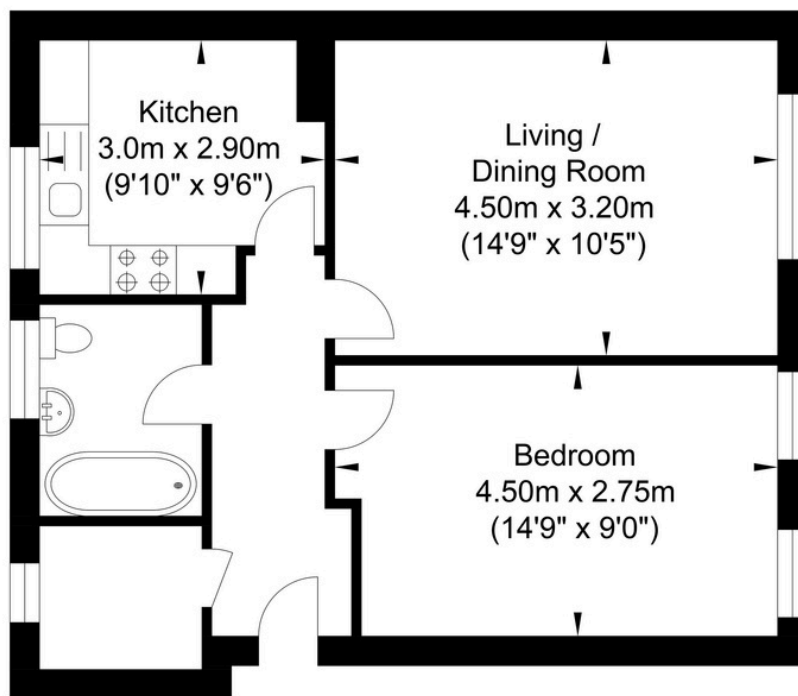
### **The Location**

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 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 2 prime supermarkets, Waitrose and Tesco, 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. 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.





# Blois Road, Lewes



Approximate Floor Area  
494.38 sq ft  
(45.93 sq m)

Approximate Gross Internal Area = 45.93 sq m / 494.38 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold  
Lease length - 170 years  
Ground rent - £10 per annum  
Service charge - £332.09 per annum  
EPC - C  
Council Tax Band - TBC

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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