



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

Asking Price £345,000

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Well presented two bedroom first floor apartment in The Old Brewery, Lewes, offering modern living, high end finishes, and an allocated parking space.

The Property

Set within the historic conversion of The Old Brewery in Lewes, this superb two bedroom first floor apartment offers a unique blend of character and contemporary living. This property is ideally suited for those seeking a stylish and convenient home in a sought-after location.

The apartment features a spacious and well appointed kitchen, designed for both functionality and aesthetic appeal. It boasts integrated high end appliances and stone worksurfaces, providing an excellent space for cooking and entertaining. The open-plan reception room is a highlight, offering ample space for relaxation and dining with French doors opening from the lounge to a Juliet balcony, allowing natural light to flood the room and offering a pleasant outlook.

Throughout the property, stylish features such as exposed beams are thoughtfully integrated, complementing the modern day requisites and creating an inviting atmosphere. The attention to detail in the presentation is evident, ensuring a high standard of finish in every room.

This apartment comprises two good sized double bedrooms. The bathroom is tastefully designed and well maintained with the walls and floors being tiled.

Residents of The Old Brewery benefit from access to communal gardens, which include inviting seating areas perfect for enjoying the outdoors and socialising with the neighbouring Coffee roasters and The Abyss Brewery nearby. A significant advantage of this property is the allocated parking space, a valuable commodity in Lewes.

Lewes itself is a vibrant and historic market town, offering a rich array of independent shops, cafes, restaurants, and cultural attractions. Excellent transport links, including a mainline railway station with direct services to London and Brighton, make it an ideal location for commuters. The South Downs National Park is also on the doorstep, providing endless opportunities for outdoor pursuits.

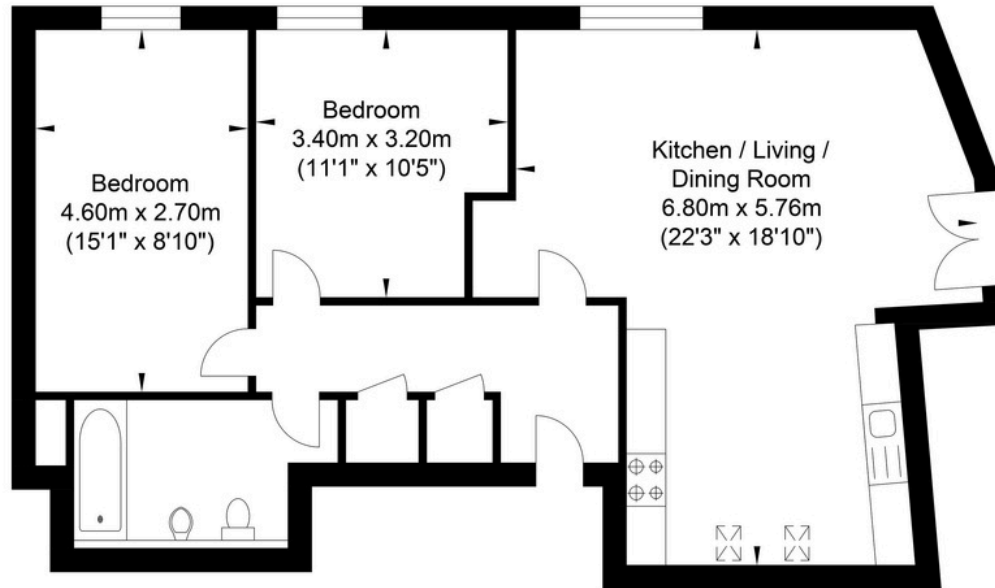
This property is superbly presented throughout and offers a fantastic opportunity to reside in a distinctive and well-regarded development. With no onward chain, the process of moving into this charming apartment can be straightforward.

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.



Davey's Lane, Lewes



Approximate Floor Area
761.33 sq ft
(70.73 sq m)

Approximate Gross Internal Area = 70.73 sq m / 761.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
Lease length - 115 years
Ground rent - £150 per annum
Service charge - £772 per annum
EPC - C
Council Tax Band - TBC

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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