



The Printworks, St. Nicholas Lane, Lewes, East Sussex, BN7 2GH

Asking Price £255,000

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First floor apartment in The Printworks, Lewes, offering open-plan living, integrated appliances, a private balcony, and a stunning 360-degree view roof terrace.

The Property

One bedroom first floor apartment located in The Printworks development, in the historic town of Lewes. This property is perfectly positioned for those seeking easy access to local amenities.

The open plan kitchen and living space is ideal for both relaxing and entertaining. The contemporary kitchen has a good a comprehensive range of integrated appliances, including an electric hob, oven, dishwasher, and fridge/freezer and ample work surface for food preparation. There is a dedicated utility cupboard, designed to house a washing machine and tumble dryer. The entire apartment benefits from electric heating and modern double glazing.

The generously proportioned double bedroom is complete with a fitted wardrobe and convenient overbed storage solution.

Adjacent to the bedroom, the fully tiled bathroom has a contemporary feel, featuring high quality fixtures and fittings. A notable advantage is the inclusion of a window to the side, allowing for natural light and ventilation. There is a bath with shower over, concealed WC, wash hand basin and chrome heated towel rail.

One of the standout features of the property is its private balcony leading from the kitchen. Beyond this, residents benefit from access to a communal roof terrace. This space provides breath taking 360-degree panoramic views over Lewes and its surroundings.

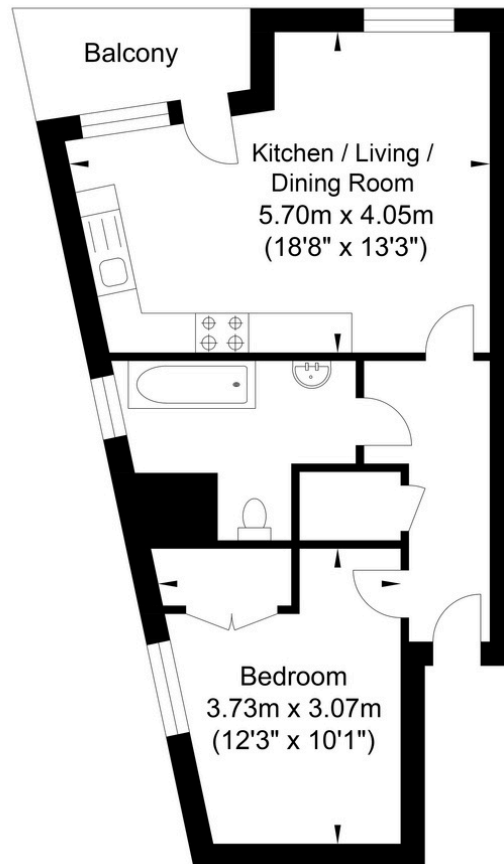
The Printworks development is renowned for its excellent location and the major benefit of having a lift. Despite its tucked-away setting, it remains incredibly close to Lewes mainline railway station, offering direct links to London and Brighton, making it ideal for commuters. The town centre, with its array of independent shops, cafes, restaurants, and cultural attractions, is also just a short stroll away, providing unparalleled convenience without the disturbance of being on a main road.

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.



The Printworks, Lewes



Approximate Floor Area
434.86 sq ft
(40.40 sq m)

Approximate Gross Internal Area = 40.40 sq m / 434.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold -
Lease - 125 Years
Service Charge - £2182
Ground Rent - £100
EPC - C
Council Tax Band - c

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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