



**Friars Mews, Pinwell Road, Lewes, East Sussex, BN7 2LW**

Asking Price £360,000

## **Friars Mews, Pinwell Road, Lewes, East Sussex, BN7 2LW**

This two bedroom, two bathroom second floor apartment on Pinwell Road, Lewes offers a southerly aspect, private balcony, and secure parking. Conveniently located for the town centre and station.

### **The Property**

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This light and bright two bedroom, two bathroom second floor apartment on Pinwell Road, Lewes offers modern living with convenient access to local amenities, making it suitable for professionals, couples, or those seeking a comfortable home. The Depot Cinema, Mainline Station and town Centre are within a few minutes level walk.

A secure front door leads to the stairs to the second floor. There is a store cupboard with the Baxi gas fired boiler located here.

The apartment features a lounge with french doors leading to a private balcony with a southerly aspect, providing views and an outdoor space for residents to use. The kitchen is separate and has ample wall and base mounted units and an inset ceramic hob and electric oven. The kitchen window offers a pleasant outlook and there is space and plumbing for a washing machine. Further storage cupboard for coats located in the entrance hall along with an entryphone system

The property has two double bedrooms. The main bedroom which is double aspect includes an en-suite shower room and a large fitted wardrobe. A second bathroom serves the additional bedroom and guests and has a shower over the bath.

An allocated secure parking space is included, which is a desirable feature in this central location. The southerly aspect provides natural light throughout the day, creating a bright living environment.

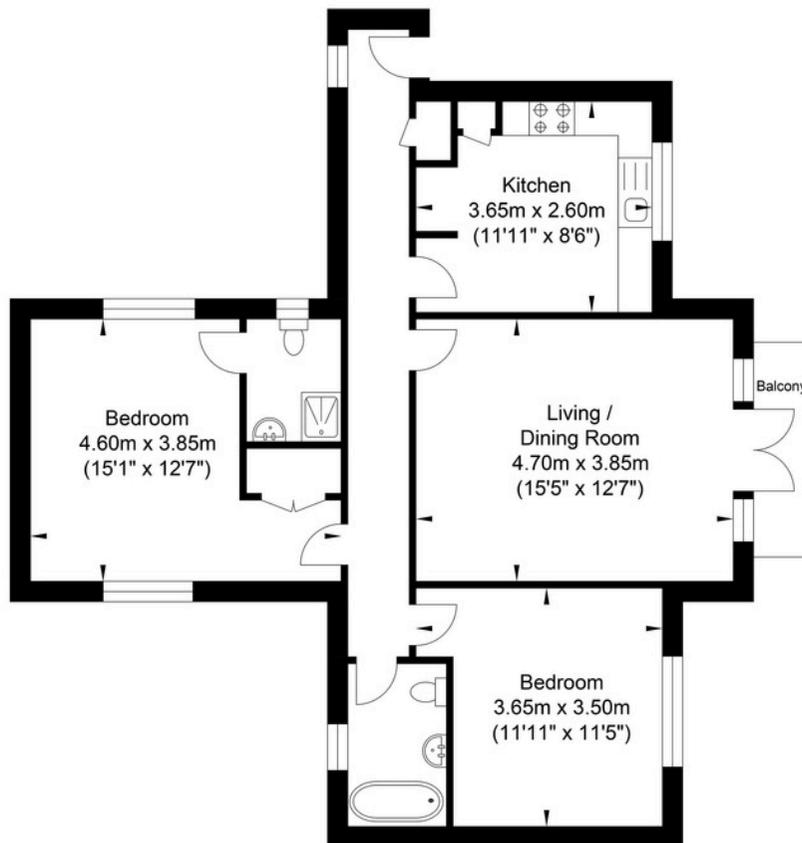
### **The Location**

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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 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.



# Pinwell Road, Lewes



Ground Floor  
Approximate Floor Area  
777.15 sq ft  
(72.20 sq m)

Approximate Gross Internal Area = 72.20 sq m / 777.15 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold

Ground Rent - £0

Annual Service Charge - £871.80

Lease - 995 Years Left

EPC - TBC

Council Tax Band - C



### Please note:

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