



Eastgate Street, Lewes

A bright one bedroom first floor apartment occupying a prominent position within the heart of Lewes town centre.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes offers an excellent range of independent shops and includes three supermarkets. The independent Depot Cinema, approximately 5 minutes on foot, is a state of the art three screen community cinema with gallery, restaurant and outdoor seating area. Lewes has a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

- First Floor Apartment
- 14ft Open Plan Living Area
- Good Condition Throughout
- Central Lewes Location
- For Sale with no Onward Chain



This light and bright apartment has been finished to an extremely high standard throughout and boasts a superb location.

The arrangement of the accommodation briefly comprises; entrance hall with exposed beams and solid wood panelled doors to the principal rooms.

The bathroom is beautifully appointed and has a modern white suite including a double ended bath with shower over, heated towel rail, sink, w/c and fitted mirror as well as under floor heating.

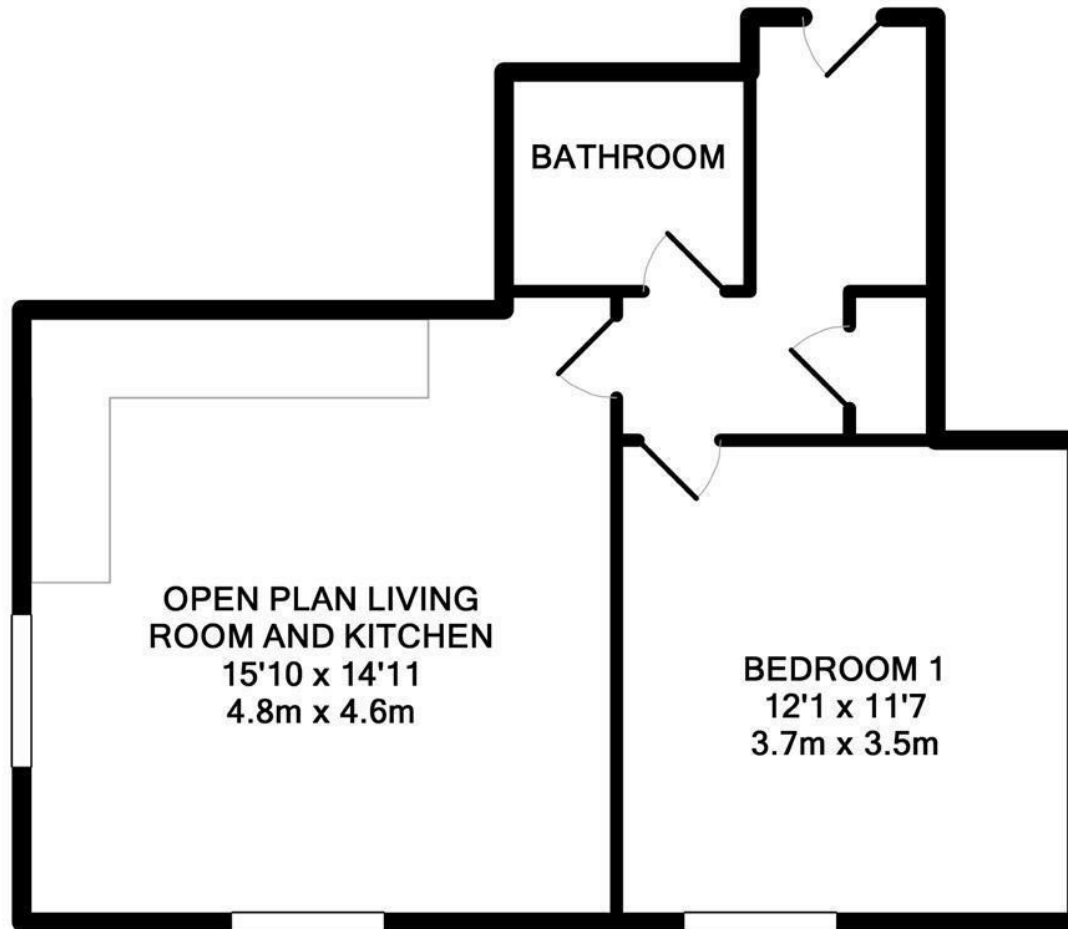
The 14ft open plan living room benefits from dual aspect sash windows with secondary glazing affording views over Cliffe High Street.

The modern kitchen is fitted with a range of wall and base units with black granite work surfaces, a range of integrated appliances including a fridge, washing machine and oven.

The bedroom offers fitted wardrobes with panelled doors, wall mounted lighting and an exposed beam.

Lease: 113 years remaining
Annual Service Charge: £1,600
Annual Ground Rent: £150





TOTAL APPROX. FLOOR AREA 467 SQ.FT. (43.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2013

draft



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk