Priory Place, Priory Street, Lewes

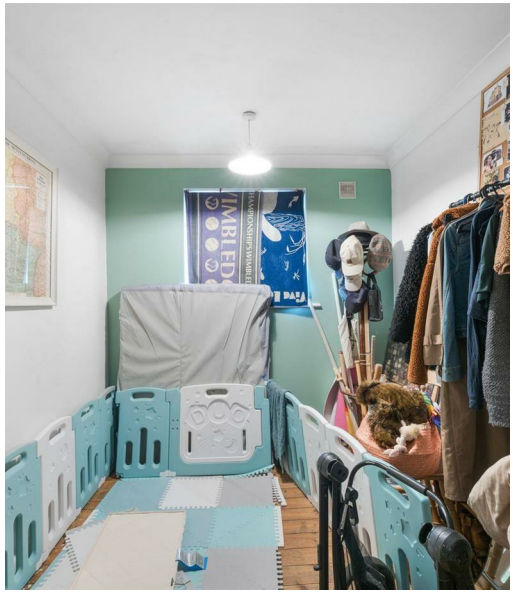
Lewes Estates

We are pleased to offer for sale a spacious two bedroom first floor flat in a superbly convenient location. The flat features superb views to Lewes Castle from the front balcony and benefits from a separate dining room that could be used as a third bedroom or home office as required.

Priory Place is a purpose built block of only twelve flats set back from Priory Street in a very central location close to the Grange Gardens within a few minutes walk of the main line railway station which offers direct services to Brighton in 20 minutes, and London Victoria in less than an hour. From the rear entrance balcony there are magnificent views across the old town up towards the Castle.

Lewes town offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities all within easy walking distance. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College. The independent Depot cinema is less than 5 minutes away on foot and the internationally recognised Glyndebourne Opera House is only four miles from Lewes.

- First Floor Two Bedroom Flat
- Additional Dining Room / Bedroom 3
- Spacious Sitting Room that Opens to Kitchen
- Superb Views of Grange Gardens Towards Lewes Castle
- Use Of Communal Courtyard & Laundry Area
- Prime Central Location Near Train Station
- Some Residents Parking Spaces
- Being Sold with No Onward Chain



You can approach Priory Place from either Priory Street or Eastport Lane and enter the flat from an external stairwell and covered balcony.

You step through the front door into a hallway which has lovely exposed floorboards and features a large inbuilt storage cupboard. The bathroom is fully tiled with a white suite comprising of a panelled bath with shower over, low level WC, and compact wash hand basin.

The sitting room has two windows allowing natural light to flood in and an opening to the separate kitchen at the front. There is a wall cupboard, multiple base units, open shelving and recessed larder area, single bowl sink and drainer with views to the Castle, space for tall fridge/freezer, space for washing machine, built in oven and gas hob.

Through the sitting room is an additional dual aspect room that can be used as a dining room, study or bedroom depending on the new owners needs. The two bedrooms are both well proportioned, one looking to the front and one to the rear.

There is a large communal courtyard to the rear of the building with drying area for laundry and a smaller stretch of shared garden to the front of the block. There is also a shared storage cupboard at the foot of the stairs, and small car park that provides limited, unallocated, parking on site.

Internal viewing is recommended and can be arranged via our office by phone or email.

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3 Priory Place, BN7 1HQ

Approximate Gross Internal Area = 61.0 sq m / 657 sq ft

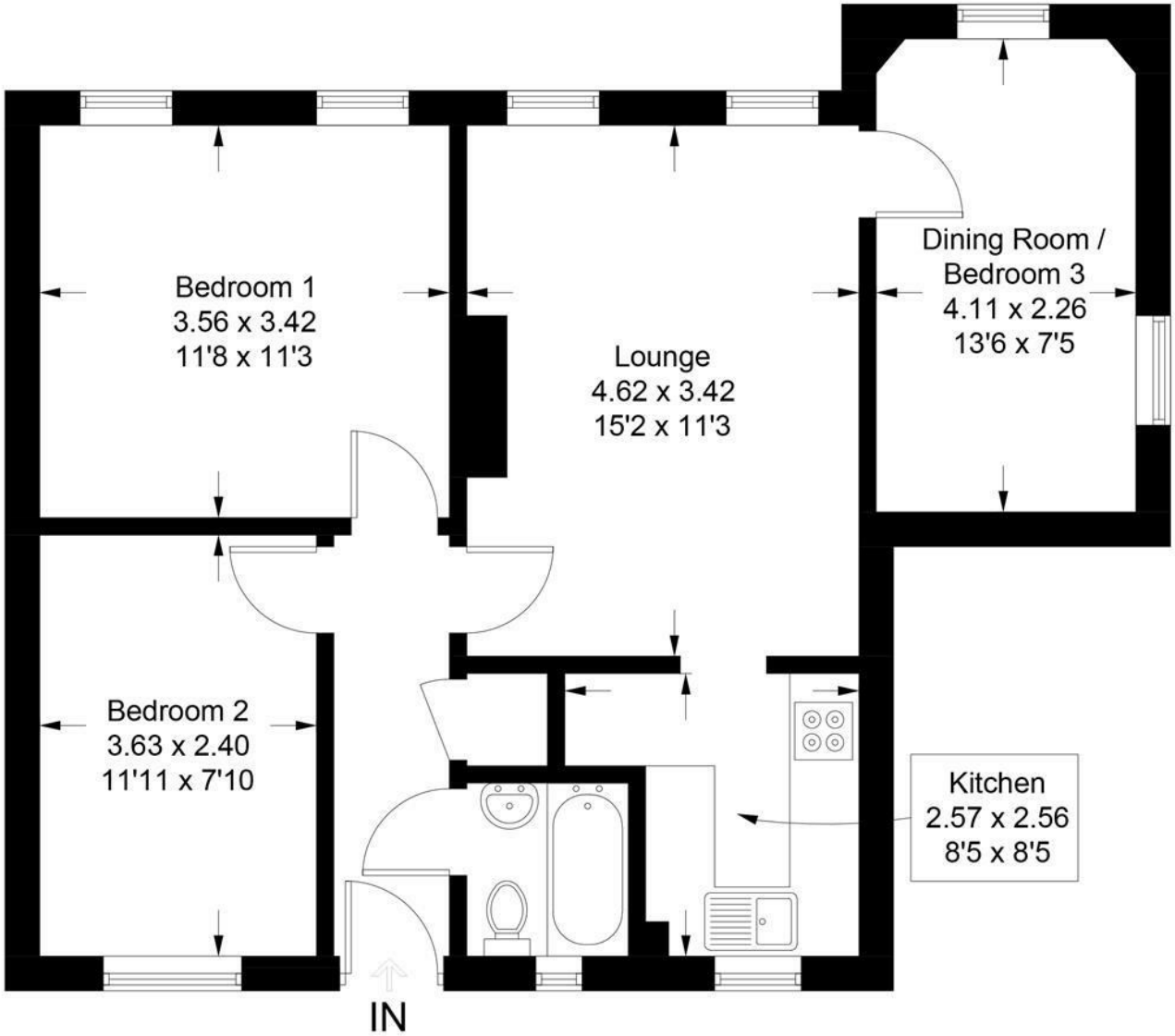

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1282429)

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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.

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