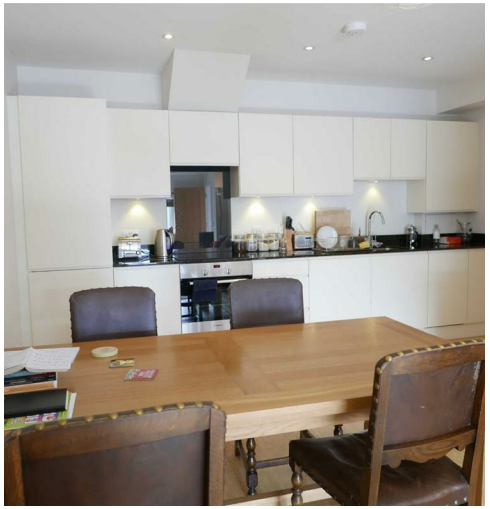
Foundry Passage, Lewes

Lewes Estates

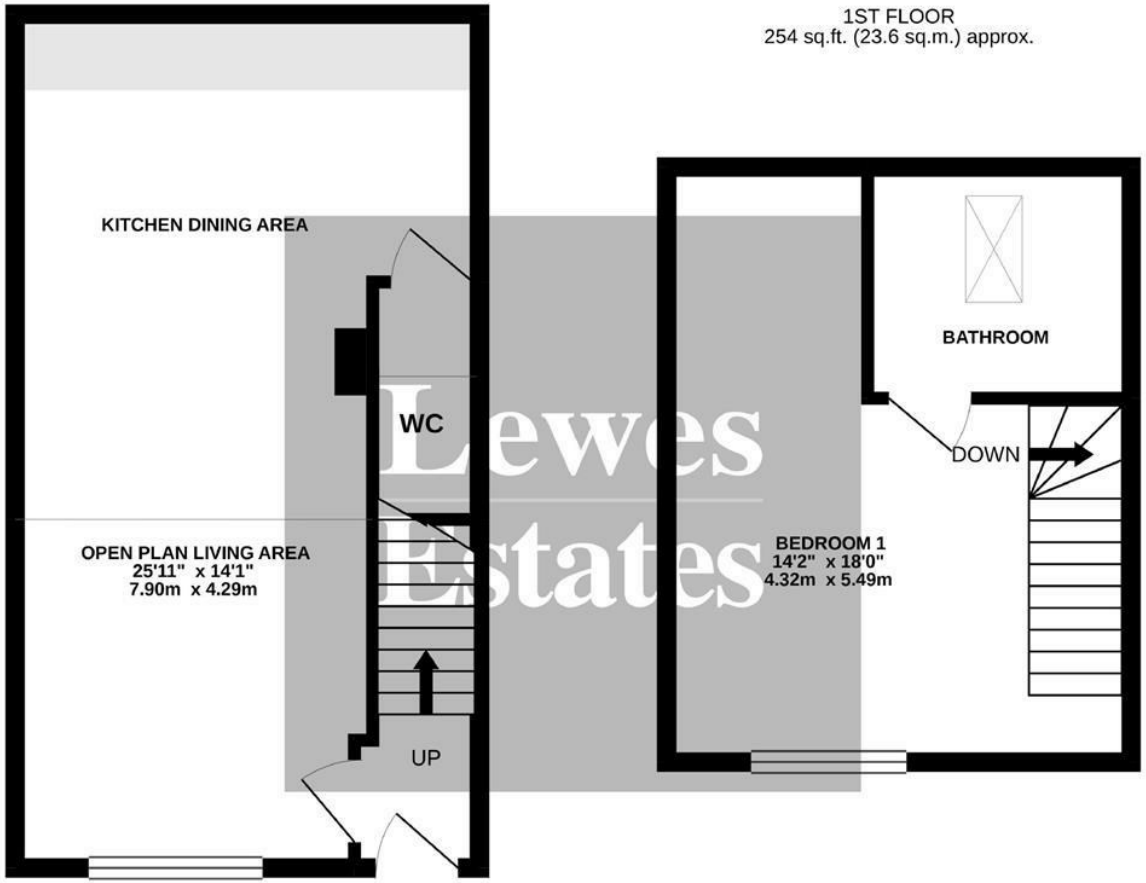
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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 cafes, 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 approximately 4 miles from Lewes. There are high quality sports facilities offering great opportunities for adults and children alike including swimming, athletics and tennis as well as county and regional teams representing football, rugby, cricket and hockey. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

- Modern 1 bedroom maisonette
- Located off the desirable Cliffe High Street
- Communal terrace
- Open plan living
- Modern kitchen
- Modern bathroom
- Master bedroom with vaulted ceiling
- Far reaching views onto Lewes Castle
- Leasehold



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



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TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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t: 01273 477377
e: sales@lewesestates.co.uk

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A modern 1 bedroom split level maisonette located directly off Cliffe High Street with far reaching views onto Lewes Castle.

The property benefits from open plan living with immediate access to a communal terrace.
Approached via a discrete gate on Cliffe High Street, a path and steps lead up to the open air first floor and the communal terrace.

Located near the end of the terrace of properties, the front door opens into an entrance hall with stairs leading to the upper floor and a door to the open plan living / kitchen / dining room. This room is a true feature of the property measuring approximately 26ft. The living area benefits from views over the communal terrace and is completely open plan to the kitchen / dining area. The kitchen has been finished in a modern cream design with black granite work surfaces and integral appliances. A WC completes the ground floor accommodation.

The bedroom features a glass panelled staircase and benefits from a vaulted ceiling measuring approximately 8'09. The bedroom also incorporates a dressing area and enjoys far reaching views over the Lewes townscape and onto the Castle.

The modern bathroom comprises of a WC, wash hand basin and bath with shower over and a glass screen door. The bathroom further benefits from a roof window to the rear.

EPC Rating: C
Council Tax band: B
Tenure: Leasehold with approximately 115 Years remaining. Ground Rent: £50 per annum (TBV) and £960 per annum service charge with an additional ad hoc maintenance charge for unexpected repairs.

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