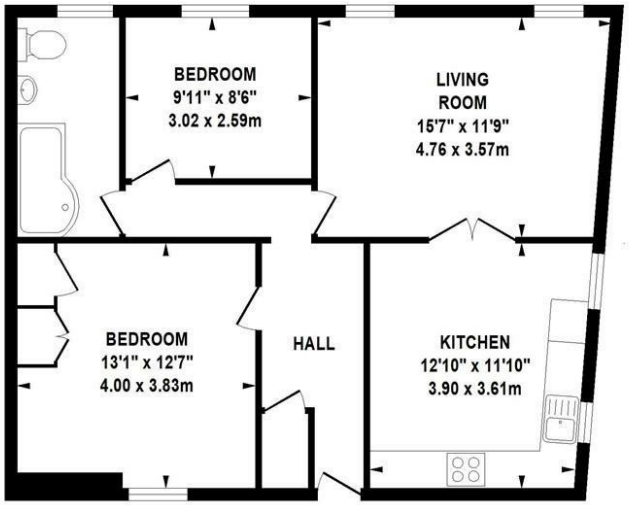
39 40 High Street, Lewes

Lewes Estates

- Chain free
- Two double bedrooms
- Kitchen / dining
- Sitting room overlooking war memorial
- Spacious modern bathroom
- Central Lewes

GROUND FLOOR
756 Sq Ft (70.23 Sq M)



TOTAL APPROX. FLOOR AREA 756 SQ. FT. (70.23 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.

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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.

Step inside the spacious communal entrance hall with its sweeping staircase up to this 2nd floor apartment. The apartment has a large kitchen/breakfast room with plenty of space for a table, a mixture of base and wall units and French doors to the lounge. The spacious lounge has natural light flooding in from two windows and wooden flooring completes the room. Two double bedrooms, one of which has custom-made bunk beds, and a larger than average family bathroom with shower over the bath complete the layout.

There are a number of supermarkets, an eclectic mix of shops, bars and restaurants and a bus depot with services across the county, all within walking distance of the property. The property would make an ideal buy to let investment or would suit a multitude of private buyer situations.

Lounge 11' 7" x 14' 11" (3.53m x 4.55m)

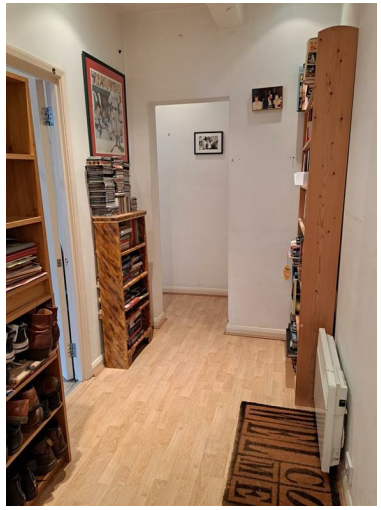
Kitchen 11' 5" x 12' 9" (3.48m x 3.89m)

Bedroom One 12' 10" Max x 12' 5" (3.91m Max x 3.78m)

Bedroom Two 8' 6" x 9' 10" (2.59m x 3.00m)

Bathroom 5' 4" x 11' 6" (1.63m x 3.51m)

Agents note - We have been informed that a new 999 year lease is being negotiated. There is a current maintenance charge of £400 per annum covering work needed, accounting, communal cleaning, plus a quarter of the annual buildings insurance. There are no imminent remedial works planned.



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