



Southdown House, 44 St Annes Crescent

A beautifully presented three bedroom apartment arranged over two floors on Lewes's sought after St Anne's Crescent. This property boasts a thoughtfully designed layout with high-quality finishes throughout and spectacular views.

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 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.

- Beautifully presented and situated on Lewes' much sought after St Anne's Crescent
- Thoughtfully designed layout with high-quality finishes
- Generous living/dining room featuring gas coal-effect fire with a marble mantelpiece
- Sunny private balcony, with space for table and chairs
- Stunning views
- Modern kitchen with granite worktop and karndean flooring
- Master bedroom with fitted wardrobes and en-suite bathroom
- New combination boiler
- Well maintained mature communal gardens



Hallway

Living/Dining Room
19'7" x 19'1"

Private Balcony

Kitchen
13'10" x 8'9"

Shower Room

Bedroom 3
13'4" x 8'5"

Master Bedroom
16'2" x 14'6"

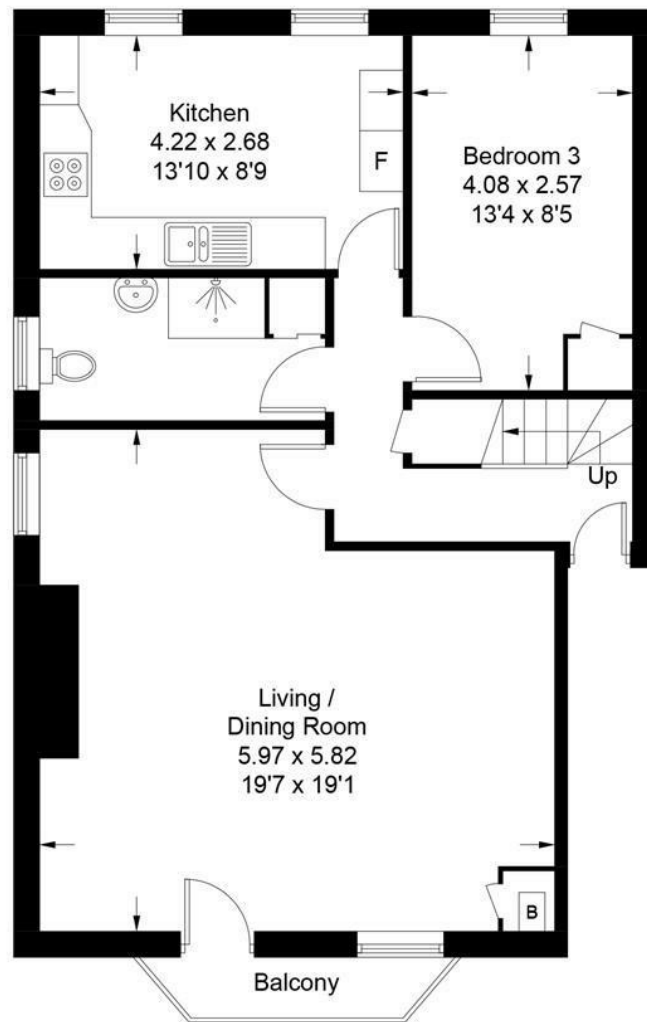
En Suite Bathroom

Bedroom 2
20'6" x 10'5"

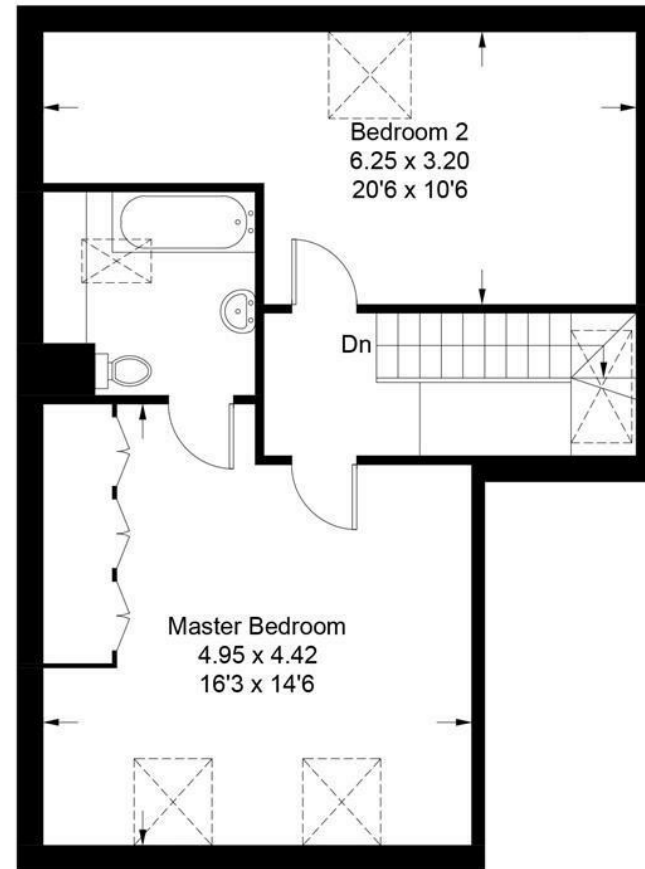
Undercroft Parking
Space

Communal Gardens





Second Floor



Third Floor

Approximate Gross Internal Area = 122.19 sq m / 1315.24 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1186146)



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Entering the property from the wide communal staircase you are greeted by a spacious hallway housing the entry phone and a large storage cupboard.

The generous living/dining room features a coal-effect gas fire in a stylish metal surround with marble mantelpiece. A French door opens onto the sunny private balcony, providing space for a table and chairs to sit and enjoy the spectacular view. A discreet cupboard houses a new gas combination boiler.

The spacious modern kitchen is finished to a contemporary standard, with sleek wall and base units, contrasting splashbacks and kickboards, and a luxurious granite worktop. Integrated appliances include a fridge/freezer, oven, microwave, and gas hob. Karndean flooring perfectly completes the space.

This floor also provides a stylish shower room with space and plumbing for a washing machine and the third double bedroom complete with fitted wardrobe.

On the upper level the master bedroom benefits from stunning views, fitted wardrobes, and an en-suite bathroom. The second bedroom is currently designed as a study, complete with a solid wood built-in desk, shelving, and storage.

Residents of Southdown House also enjoy beautifully maintained, gated communal gardens that are fully enclosed with mature shrubs, flower borders, and a designated seating area. This property also benefits from an allocated under croft parking space.



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