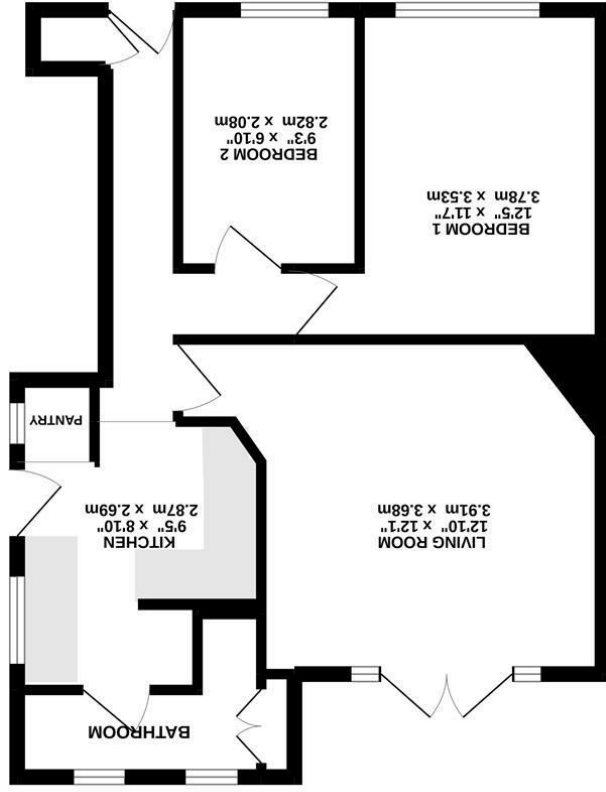




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Whilst every attempt has been made to ensure the accuracy of the floorplans and measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for information purposes only and should not be used as a guarantee. Made with Metacore 2022.



GROUND FLOOR
543 sq. ft. (50.5 sq. m.) approx.



Highdown Road, Lewes

**Lewes
Estates**

LEWES

£320,000

- Share of Freehold
- Garden Flat
- 2 Bedrooms
- Modern Kitchen
- Modern Bathroom
- Living Room with Double Doors to Garden
- Off Street Parking
- Westerly Facing Rear Garden
- Well Presented Throughout

A rarely available ground floor, 2-bedroom, garden flat, with share of freehold located in the popular and sought after Nevill development of Lewes. The property benefits from its own rear garden, off street parking and its own entrance without the use of a communal entrance hall. The Nevill development benefits from immediate access to the South Downs, a children's recreation field, a local convenience shop, allotments, and a local bus service providing access to the town centre. The front door opens into a private entrance hall with cloakroom cupboard and doors to principal rooms. The living room features slim, profile floor to ceiling windows and double doors which open

onto the rear garden. The modern fitted kitchen comprises of an array of fitted cupboards and drawers and boasts a fitted pantry. The kitchen further benefits from views and access to the rear garden. Bedroom 1 is, in our opinion, a good size double bedroom with views to the front. Bedroom 2 also enjoys views to the front. The bathroom has been updated in recent years. The modern white suite comprises of a bath with shower over, WC and wash hand basin all with tiled surrounds. To the outside we find, what is in our opinion, a generously sized westerly facing rear garden. The garden, which wraps around the property to two sides, is mostly laid to lawn with mature plants and shrubs planted throughout and benefits from gated access to the rear. The property further benefits from off street parking located at the rear of the property, which is approached via double gates from Windover Crescent. We are advised that the share of freehold property has an annual maintenance charge of £300 per annum with an additional ad hoc charge for any unexpected repairs, of which this property has a 1/4 responsibility of the overall cost of the repair. The lease is understood to have 954 years remaining. EPC rating C.

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 the advice of your legal representative.



directions

From our office in the High Street turn left and proceed through the High Street, up St Anne's Hill and into Western Road. At the forked junction turn right into Spital Road and turn right again at the junction. Proceed past Victoria Hospital and take the second available left at the brow of the hill and before the Pedestrian Crossing. Enter Highdown Road and follow the road to the right passing the property can be found soon after the local shops on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



draft

