



Eleanor Close, Lewes

**Lewes
Estates**

LEWES

£235,000

- Share of Freehold
- 1 Bedroom Apartment
- Modern Open Plan Kitchen and Living Room
- Allocated Off Street Parking
- Bathroom
- Views to the Countryside
- Communal Gardens
- Further Guest Parking
- Double Glazing Throughout

A Ground Floor, 1 Bedroom, Share of Freehold, Apartment with Allocated Off Street Parking. Situated in the popular and desirable, tree-lined, Wallands Area of Lewes.

We are pleased to offer for sale this particularly light and bright property which benefits from a modern Open Plan Kitchen and Living Room with elevated views over the local countryside. The Kitchen has been cleverly designed not to intrude into the Living Space and boasts good storage and worksurface space. The floor to ceiling windows a truly impressive feature of the room making the most of the available light and views.



The Bedroom is a generous size measuring approximately 13'11 x 10'08 and benefits from two fitted double wardrobes. Once again large windows flood the space with natural light. The Bathroom is a modern white suite comprising of a Bath with electric Shower over, a Wash Hand Basin, all with tiled surrounds and a WC. Completing the accommodation is a large Airing Cupboard and generous Storage Cupboard. The property is heated with Electric Storage Heaters and benefits from Double Glazing throughout. The property has an Allocated Off Street Parking Space and the Eleanor Close development has further allocations for Guest Parking. There are well maintained Communal Gardens and Grounds and useful bin stores. Share of Freehold property with approximately 983 Years remaining on the Lease. Maintenance Charge of £1,560 per annum (TBV) EPC Rating D



directions

From our office in the High Street turn right, proceed towards the War Memorial and take the first left into Fisher Street at the traffic lights. At the end of the road turn left into White Hill and continue over the zebra crossing into Offham Road. At the mini roundabout cross straight over, take the first left hand turning into Prince Edwards Road and then take the first right into King Henrys Road where the entrance to Eleanor Close can be found halfway along on the right hand side. Viewers are asked to park in the spaces designated for Visitors which are marked with a 'V'. 14 Eleanor Close is located on the ground floor in the right hand building.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



draft

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.

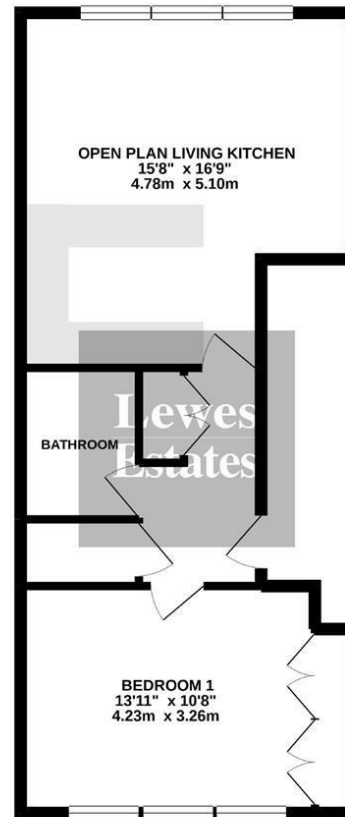


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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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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