



Foundry Lane, Lewes

**Lewes
Estates**

Foundry Lane is a highly convenient, central yet quiet location in the ever popular Cliffe area. This historic part of Lewes is superbly located within walking distance of the mainline railway station (London Victoria approx. 70 mins), the South Downs & riverside conservation area. A number of galleries, restaurants, boutique shops, independent cinema, pubs & supermarkets are located in the immediate vicinity.

- 2 Bedroom Top Floor Apartment
- Allocated Off Street Parking
- Prime Central Location
- Far Reaching Views
- Private Gated Development
- Beautiful Converted Victorian Maltings Barn
- 23ft Dual Aspect Living Room
- Kitchen
- Family Bathroom
- Communal Outdoor Seating Area



Front Door

Hallway

Sitting Room
23'4 x 14'10

Kitchen
9'8 x 5'9

Bedroom 1
11'8 x 11

Bedroom 2
12 x 8'6

Bathroom



A superbly located, 2 bedroom, top (2nd) floor apartment in a quiet location moments from historic and pedestrianised Cliffe High Street. This Share of Freehold property has the rare benefit of an allocated off-road parking space and far reaching views over rooftops, the wharf buildings along the river Ouse, and the South Downs.

The Grade II listed apartment forms part of a beautiful 19th century 'Maltings' barn, originally designed to make malt from barley for brewing beer. Developed in circa 1994 the property benefits from a light and airy 23ft dual aspect living room which makes the most of the views and is a real hub of this unique apartment. The room features exposed beams and an extensive eaves storage cupboard, and leads onto the kitchen. The kitchen comprises a stone-grey coloured wall and base units, an electric oven, hob and grill, space and plumbing for washing machine and further space for appliances. A conservation roof window gives views over the townscape with glimpses of Lewes Castle.

Both bedrooms have exposed beams to one wall and a conservation roof window giving views over the townscape towards St Thomas Church to the South Downs beyond. Completing the accommodation is the bathroom which comprises a WC, wash hand basin, bath with shower over, tiled surrounds and a conservation roof window.

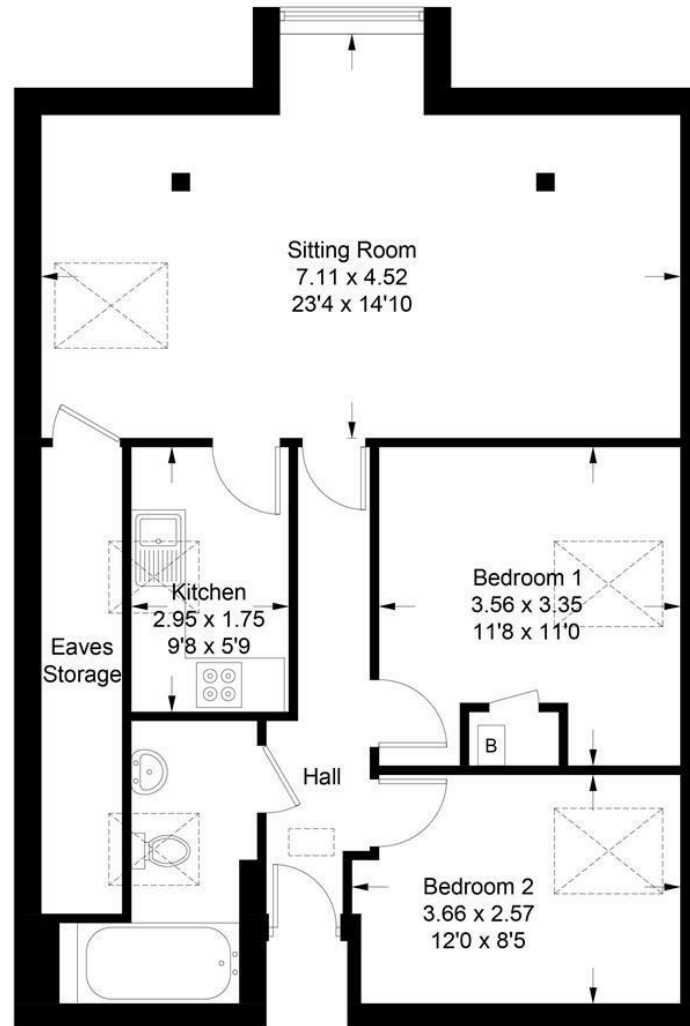
To the outside the property is located in a gated development which has been landscaped with mature trees, a seating area for residents and bike store. It also offers parking for residents as well as their visitors. In our opinion there is an air of exclusivity to this private, gated development and viewing is recommended.

Agents notes: Annual service charge of £1030.80. Additional contribution to a reserve fund of £400 annually. 999 year lease dated 25th March 1994. GCH. Offered with vacant possession with no onward chain.

Energy Performance Rating: C
Council Tax Band: C
Tenure: Leasehold - Share of Freehold

draft





Approximate Gross Internal Area = 68.9 sq m / 742 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID981494)



t: 01273 477377

e: sales@lewesestates.co.uk

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.



**Lewes
Estates**

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