



£200,000 offers in excess of

Flat 10, 34-35 High Street, Lewes, East Sussex, BN7 2LU

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## The property...

We are pleased to market for sale this beautifully presented, top floor, High Street apartment with modern interior.

Being located to the rear of this pretty Grade II Listed building has provided a peaceful setting yet benefits from all of the many rewards of this prime central location.

**Communal Entrance Hall**- With the front door directly on Lewes High Street, communal stairs rise to the second floor.

**Entrance Hall** - White painted panelled doors to principal rooms. Fitted cupboard.

**Living Room** - Measuring 10'9 x 10'2 and enjoying elevated Southerly facing views to the rear.

**Kitchen** - High quality modern kitchen finished in a timeless gloss white and complimented by real wood worksurfaces and white metro style tiles with contrasting grey grout lines. The kitchen provides a choice of cupboards and drawers and offers space for appliances.

**Bedroom** - A comfortable double bedroom with modern decor and Southerly facing views to the rear. Door to outside.

**Bathroom** - A modern bathroom with suite comprising of a bath with shower attachment and modern grey tiled surrounds, wc and wash hand basin. Window to side.







## Location...

This 1 bedroom top floor flat forms part of this pretty Grade II-listed character building located near the iconic War Memorial in the heart of Lewes High Street, at the top of School Hill.

Fantastically situated, it is just a 5-minute walk from Lewes mainline railway station, which offers regular direct services to London, Brighton and Gatwick.

Being located on the historic High Street means the property is just minutes away from Waitrose, the Depot Cinema, a choice of Restaurants, Grange Gardens, a selection of excellent independent shops, and a leisure centre with gym and swimming pool.



**Tenure** – Leasehold with apx 116 years remaining

Developed approximately 12 years ago – Modern, programable electric heating – Grade II Listed.

**Maintenance Charge** – apx £1,740 per annum

**Ground Rent** – £335 per annum

**EPC Rating** – D

**Council Tax Band** – B



Approximate Floor Area  
373.72 sq ft  
(34.72 sq m)

Approximate Gross Internal Area = 34.72 sq m / 373.72 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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