



£320,000 guide price

The Maisonette, 49b Cliffe High Street, Lewes, East Sussex,

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## *The property...*

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A great opportunity to purchase this deceptively spacious and superbly located 2 double bedroom maisonette with parking space. Situated in the heart of Lewes on Cliffe High Street, this wonderful property runs front to back of this Grade II listed building and enjoys light, bright and generous accommodation with a feature top floor sitting room and wonderful views.

**COMMUNAL HALL-** Stairs to first floor, door to-

**HALLWAY-** Stairs rising to landing with rear aspect window offering lovely townscape views, stairs to sitting room.

**KITCHEN-** Re-fitted range of units with shaker style doors and contrasting worktops, stainless steel sink with adjacent mixer tap, 4 ring gas hob with oven below and cooker hood over, tiled splash areas, integrated dishwasher, spaces for fridge/freezer and washing machine, wall mounted boiler, rear aspect window offering wonderful townscape views, cast iron inset fireplace.

**BEDROOM-** A good size double with window overlooking Cliffe High Street, range of built-in wardrobes, chimney breast with decorative opening.

**BEDROOM-** A double room with window overlooking Cliffe High Street, built-in cupboard.

**BATHROOM-** Modern fitted white suite comprising a panel enclosed bath with shower over, glass screen and tiled walls, wash hand basin set in vanity cupboard, low level W.C., chromed heated towel rail.

**SITTING ROOM-** A particularly spacious dual aspect room with twin front aspect windows and another larger one offering wonderful townscape views, exposed brick wall and vaulted ceilings.

**PARKING SPACE-** To the rear of the property.





## *Location...*

**Cliffe High Street-** is the pretty semi pedestrianised shopping street located in the heart of Lewes. Lined with an eclectic mix of independent shops, coffee shops and the original "Bill's" restaurant, this is the go-to area for visitors to the town and locals alike.

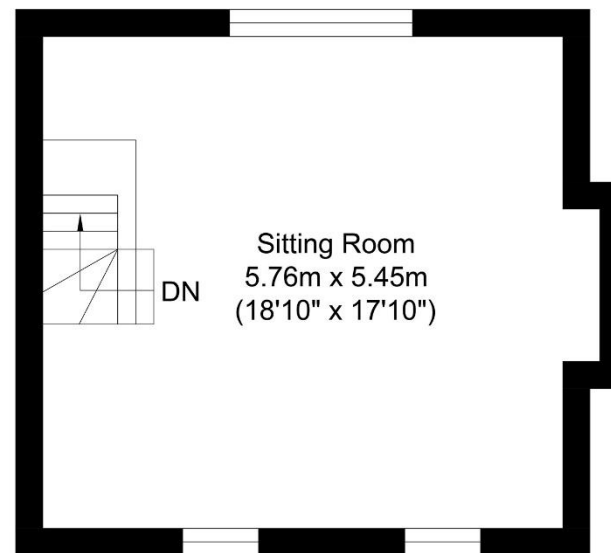
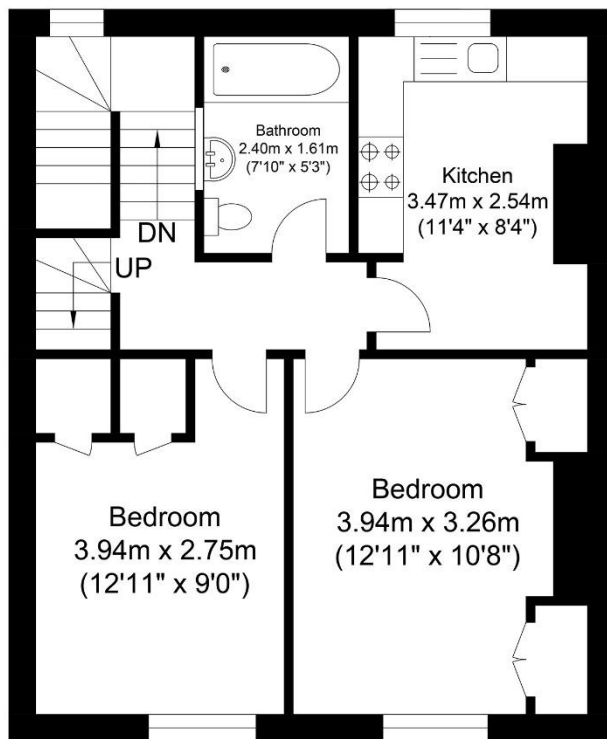
From here, you are within easy striking distance of the South Downs National Park via Chapel Hill, but also scenic river walks, and the railway land nature reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London, Gatwick and Brighton. The High Street is even closer at just a 1-minute walk. Source Google Maps.

**Leasehold-** 160 years TBC- **Ground Rent-** Zero TBC  
**Maintenance-** T.B.C  
**Gas Central Heating**  
**EPC Rating –** Grade II Listed  
**Council Tax Band –** C  
**No onward chain**

**Please contact 01273 407929 to arrange an appointment to view or if you have any questions**





First Floor  
Approximate Floor Area  
493.95 sq ft  
(45.89 sq m)

Top Floor  
Approximate Floor Area  
345.30 sq ft  
(32.08 sq m)

Approximate Gross Internal Area = 77.97 sq m / 839.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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