



£300,000-£320,000 guide price

Flints, Mount Place, Lewes, East Sussex, BN7 1YH

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McTAGGART**  
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# The property...

A great opportunity to purchase this wonderful three bedroom maisonette situated in the heart of sought after Lewes town centre.

Requiring modernisation, the accommodation is arranged over four floors with a spacious kitchen/dining room and shower room on the ground floor, bedroom 3/office on the first, a large dual aspect sitting room and double bedroom on the second floor and a spacious double bedroom and ensuite bathroom on the top floor.

NO CHAIN

## ACCOMMODATION

**KITCHEN/DINING ROOM-** A good size room with exposed ceiling timbers, fitted with a range of painted hand built cupboards and wood edged worktops, stainless steel sink with window over, ceramic hob with oven below, stable door, quarry tiled floor, stairs to the first floor.

**SHOWER ROOM/UTILITY-** Shower cubicle with tiled surround and shower curtain, wash hand basin, low level W.C., space for washing machine, quarry tiled floor.

**FIRST FLOOR LANDING-** Stairs to second floor.

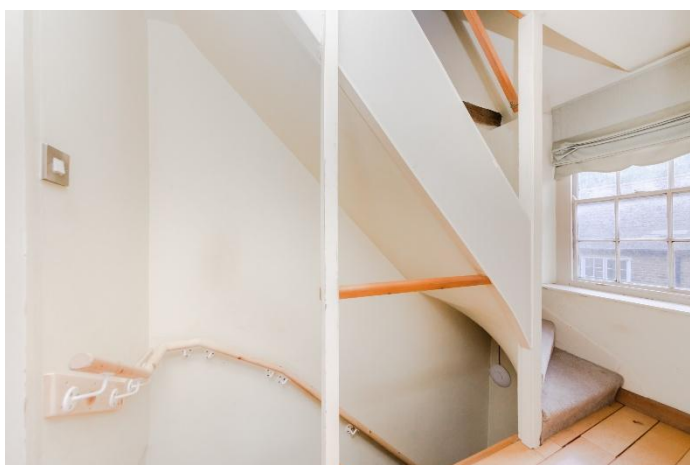
**BEDROOM 3/OFFICE-** A dual aspect single bedroom/office which is currently used as a dressing room with a range of built-in wardrobes.

**SECOND FLOOR LANDING-** Stairs to the top floor.

**SITTING ROOM-** A spacious dual aspect room with feature brick fireplace.

**BEDROOM-** A double bedroom with front aspect window and built-in wardrobe, boiler cupboard.





## Property & Outside...

**ATTIC BEDROOM-** A great dual aspect double bedroom with attractive vaulted ceilings, exposed ceiling timbers, recessed shelving, laminated flooring.

**ENSUITE BATHROOM-** Refitted modern white suite comprising a panel enclosed bath with shower over, shower screen, wash hand basin, low level W.C., bidet, window with views over Brac Mount.

### OUTSIDE

**SMALL PAVED COURTYARD-** Wrought iron gates.

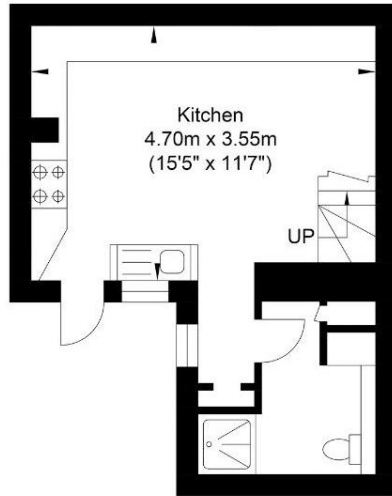
Leasehold- 995 years remaining  
2/3 maintenance liability  
Ground rent £0

Gas central heating  
EPC Band- E  
Council Tax Band- C

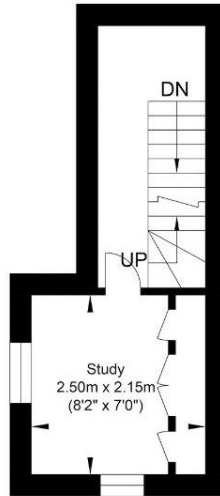
**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



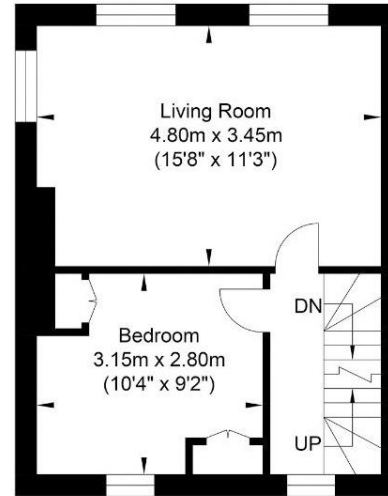
# Mount Place, Lewes



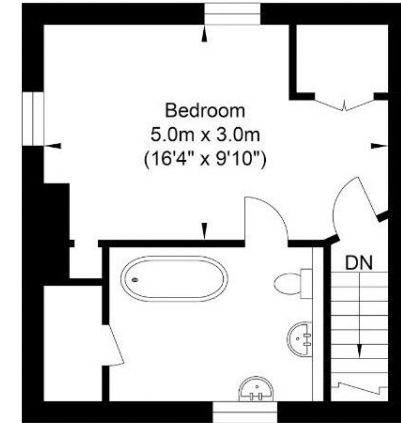
Ground Floor  
Approximate Floor Area  
255.42 sq ft  
(23.73 sq m)



First Floor  
Approximate Floor Area  
118.40 sq ft  
(11.0 sq m)



Second Floor  
Approximate Floor Area  
323.02 sq ft  
(30.01 sq m)



Third Floor  
Approximate Floor Area  
271.25 sq ft  
(25.20 sq m)



Approximate Gross Internal Area = 89.94 sq m / 968.10 sq ft

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

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