



£270,000 guide price

Flat 2, 39 St Annes Crescent, Lewes, East Sussex, BN7 1SB

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## The property...

We are pleased to market for sale this 2 Bedroom, town centre apartment with accommodation over the 2<sup>nd</sup> and 3<sup>rd</sup> floors of this Victorian townhouse.

The property boasts character features and magnificent far reaching views which extend over the Lewes townscape, Castle and South Downs.

**Communal Entrance Hall-** Communal front door from street opens to reveal two private front doors for the two flats in the building.

**Private Entrance Hall-** Stairs lead up to the 2<sup>nd</sup> floor passing a half landing with double window to the rear.

**Second Floor Landing-** Doors to principal rooms, stairs with wooden handrail and balustrade to third floor.

**Sitting Room-** A generous sitting room with feature fireplace and bay window with fantastic far reaching views across the Lewes townscape, Castle and South Downs.

**Kitchen-** Fitted kitchen offering a great choice of cupboard space and work surface space, and space for appliances, far reaching views over rooftops to the rear.

**Third Floor Landing-** Roof window, doors to principal rooms.

**Bathroom-** White suite comprising of a bath with handheld shower attachment, wc and wash hand basin. timeless white tiled walls and window to the front.

**Bedroom** - A double bedroom with magnificent far reaching views which extend over historic Lewes, the Castle and South Downs. Fitted wardrobes.

**Bedroom** - A comfortable bedroom with pretty rooftop views.







## Location...

**St Annes Crescent** is located at the top of Lewes High Street on the western side of the town. The one way road typically comprises of elegant Victorian terraced homes and more substantial Edwardian semi detached homes.

The property is just a 6 minute walk to the High Street with its comprehensive range of shops, restaurants, public houses and The Depot Cinema. (source google maps)

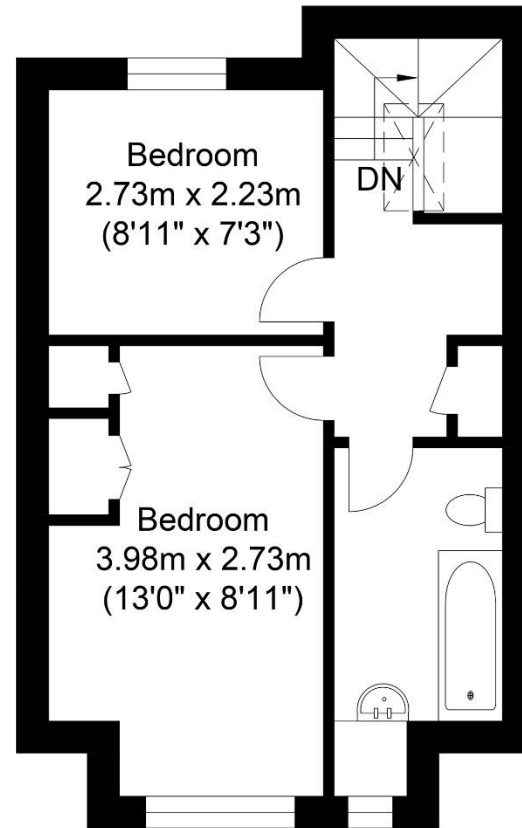
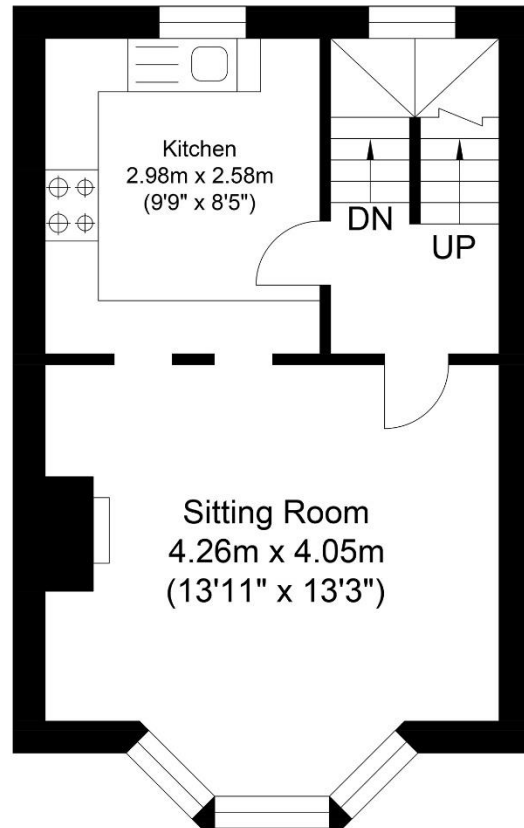
Lewes Mainline Railway Station is also within easy walking distance offering direct services to London, Gatwick and Brighton.

Located at the other end of St Annes Crescent is the entrance to the South Downs National Park via Spital Road and The Gallops, offering many scenic walks.

Tenure – Leasehold - 106 Years Remaining

Maintenance Charge- Typically £345 per annum with an additional 45% liability, shared with two neighbours, for unexpected charges.

Ground Rent £80 per annum



Second Floor  
Approximate Floor Area  
307.20 sq ft  
(28.54 sq m)

Top Floor  
Approximate Floor Area  
300.20 sq ft  
(27.89 sq m)

Approximate Gross Internal Area = 56.43 sq m / 607.40 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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