



£200,000 offers in excess of

Flat 5, Broomans Court, Broomans Lane, Lewes, East Sussex, BN7 2LT

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# The property...

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We are pleased to market for sale this 1 Bedroom flat situated in a sought after building in the heart of Lewes Town Centre along a twitten just off of the High Street, yet positioned away from traffic and passers by.

The First Floor property benefits from being sold with a Share of the Freehold and features a wonderful Communal Garden and a Juliet Balcony in the main reception room.

The property would now benefit from updating and is available with vacant possession.

**Entrance Hall** - Doors to principal rooms. Fitted cloaks cupboard.

**Sitting Room** - Measuring a generous 25ft and featuring an oriel window and double doors which open to a Juliet Balcony which overlooks the front communal garden. door to;

**Kitchen** - An L Shaped kitchen comprising of a range of cupboards and drawers with a tiled splashback and enjoying elevated views over the communal garden to the rear.

**Bedroom** - A comfortable bedroom with fitted wardrobe and elevated views over the communal garden. door to;

**Bathroom** - A white bathroom suite comprising of a bath with electric shower over and tiled surrounds with border inset, wc and wash hand basin. Window to the rear.

**Communal Gardens-** A superb addition to this property is the use of the communal gardens. The gardens are mostly laid to lawn with established and well stocked borders. The gardens are primarily in three sections allowing residents to find a space to enjoy in relative privacy in this peaceful spot.







## Location...

The property is superbly located along a twitten which leads directly to the historic High Street in one direction and Friars Walk, which in turn leads to Lewes Mainline Railway Station, in the other direction.

The High Street offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes Mainline Railway Station is within easy walking distance and offers direct trains to London Victoria, Brighton, Gatwick and Eastbourne.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance.

**Tenure** – Share of Freehold with apx 182 years remaining

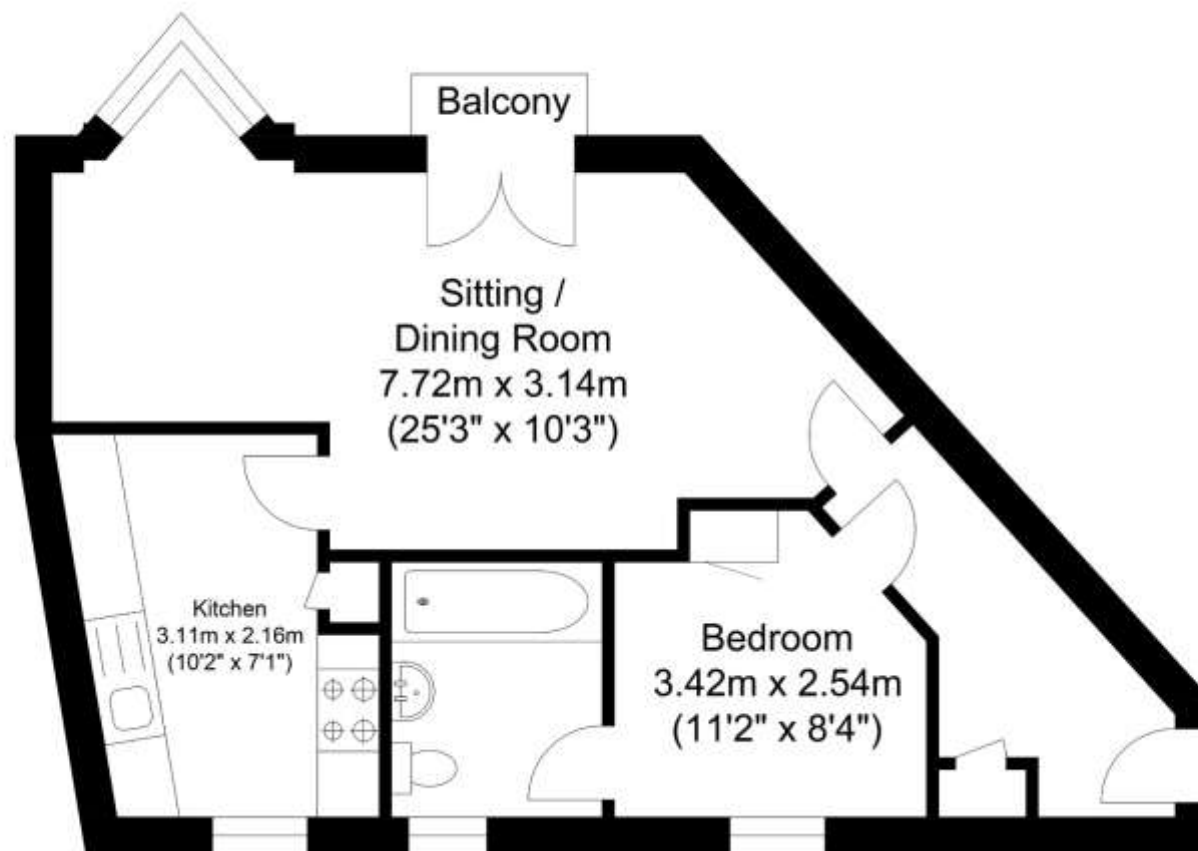
Maintenance Charge - apx £1,440 per annum

Electric Heating

**EPC Rating** – TBC

**Council Tax Band** – B





Approximate Floor Area  
427.43 sq ft  
(39.71 sq m)

Approximate Gross Internal Area = 39.71 sq m / 427.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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