



£495,000 guide price

1 Mountfield House, Mountfield Road, Lewes, East Sussex, BN8 5HT

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The property...

A great opportunity to purchase this wonderful two bedroom converted flat which occupies the entire ground floor of this attractive period building.

Situated in a great central location with private parking space, the town centre, railway station, depot and Grange Gardens are all within easy reach.

ACCOMMODATION

ENTRANCE HALL- Front aspect windows, part glazed front door.

WALK-IN-WARDROBE- Fully fitted with hanging rails and shelving.

LOUNGE/DINING ROOM- A wonderful size dual aspect room with large front aspect bay window and further side aspect window overlooking the private garden, chimney nook, space for a generous dining table, opening to-

KITCHEN- Fitted with a comprehensive range of white flush fronted base cupboards with black granite worktops over, stainless steel under counter sink with adjacent mixer tap, tiled splash area with side aspect window over, 4 burner stainless steel gas hob with matching cooker hood over and oven below, tiled splash areas, space for tall fridge freezer.

BEDROOM- A lovely double room with front aspect bay window, fitted wardrobe.

BEDROOM- A double room with side aspect window and range of built-in cupboards.

BATHROOM- Fitted with a period style white suite comprising a panel enclosed bath with shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled wall, low level W.C., cupboard housing boiler with space and plumbing for a washing machine, side aspect window.





Outside & Location...

COURTYARD GARDEN- Located to the side of the property via a gated access, mainly paved with mature shrub planting.

PARKING- Located to the front left-hand side.

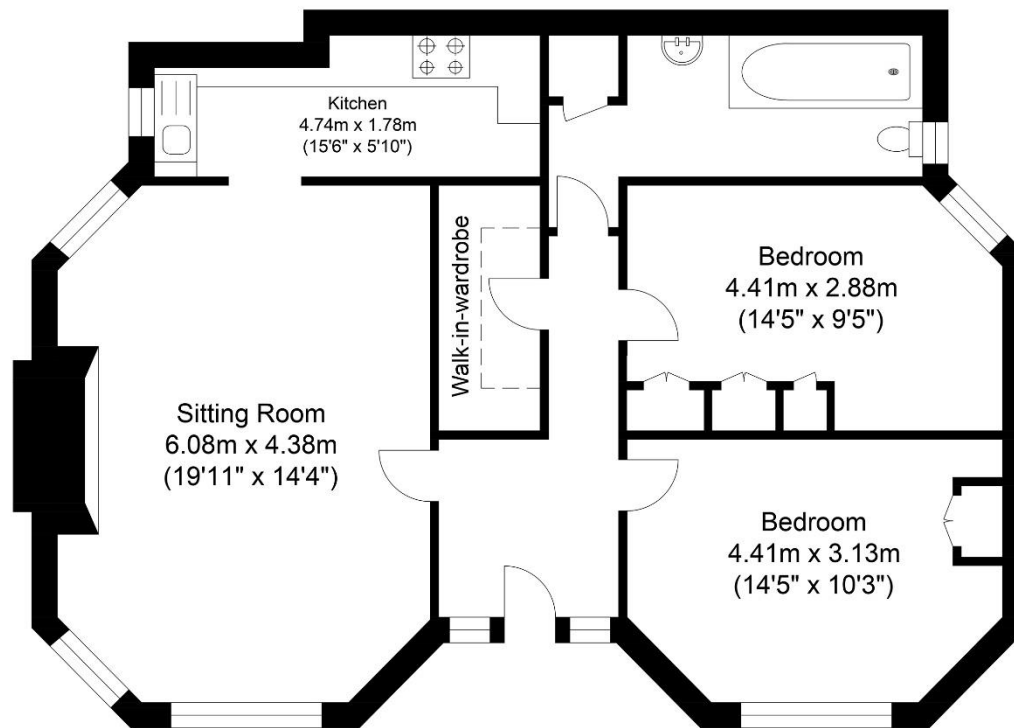
Leasehold-100 years remaining
Ground Rent- £200 PA
Maintenance- £85 PA

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

NO ONWARD CHAIN



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



Approximate Floor Area
831.72 sq ft
(77.27 sq m)

Approximate Gross Internal Area = 77.27 sq m / 831.72 sq ft

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

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