



£175,000 guide price

Flat 9, Eleanor Close, King Henrys Road, Lewes, East Sussex, BN7 1DD

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The property...

We are pleased to market for sale this top floor Studio Apartment with incredible far reaching views which extend to the South Downs and Ashdown Forest.

The property is light and bright and extremely well presented, accommodating a Modern Bathroom and Modern Kitchen whilst benefitting from a Share of the Freehold.

The layout has been cleverly designed to feature a discrete blind which can be drawn across to create a private bedroom within the main Studio room.

Entrance Hall - White painted doors to principal rooms.

Open plan living Kitchen and Bedroom area- Measuring a generous 18'9 x 15'8 and making the most of the panoramic views. The light and airy room is L Shaped providing a Bedroom Area behind a discrete partition, and an Open Plan Living Room area and Kitchen.

Living Room Area- Boasting beautiful far reaching views. The neutrally decorated reception area is open plan to the Bedroom Area and Kitchen.

Kitchen - Finished in a modern cream colour and complimented by wood look worksurfaces and tiled splashbacks. The kitchen offers space for appliances and is open plan to the Living Area.

Bedroom Area- Enjoying gorgeous far-reaching views and benefitting from fitted shelves.

Bathroom- Modern bathroom suite comprising of a bath with shower over and glass screen, wc and wash hand basin set into a vanity unit. Simple and timeless white tiled surrounds, heated towel rail.

Allocated Parking Space- Located in the residents car park in front of the property.

Communal Grounds - Well kept grounds which include a lawned area to the rear of the building.





Outside and Location...

Eleanor Close is situated in one of Lewes premier roads in the desirable Wallands Area of Lewes. Access to the South Downs National Park can be found a short walk away via Hill Road and a local convenience shop is also within easy walking distance at Leicester Road.

Lewes Mainline Railway Station is an 18 minute walk away offering regular and direct services to Brighton, London and Gatwick. (Source Google Maps)

Lewes High Street is a pleasant 15 minute walk via the Castle grounds, providing an excellent choice of shops, restaurants, public houses and antique centres. (Source Google Maps)

Lewes is also home to The Depot Cinema, leisure centre with indoor pool, and many sports clubs.

Title- Share of Freehold

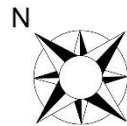
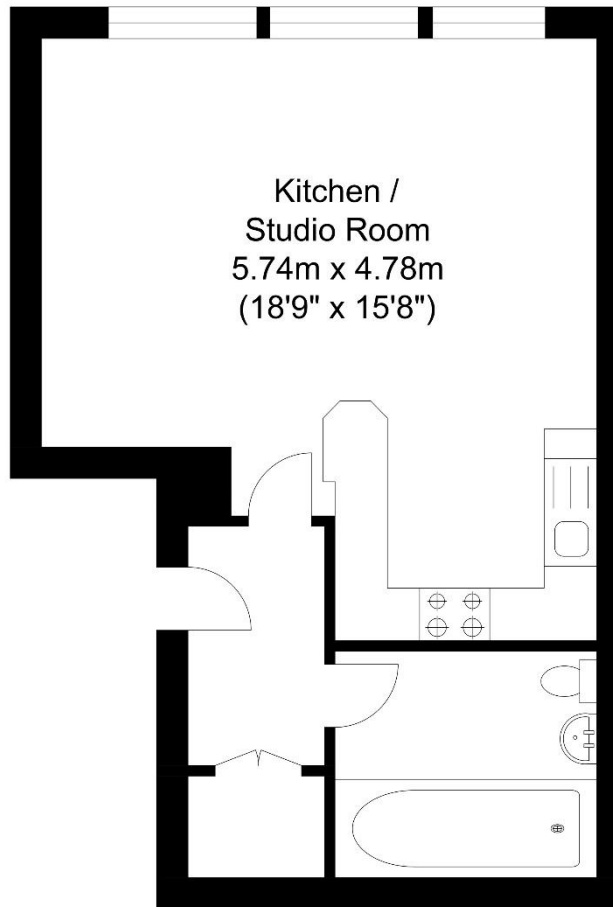
Lease - apx 979 Years Remaining

Maintenance Charge - apx £1,535 per annum

EPC Rating - D

Council Tax Band - A





Approximate Floor Area
390.40 sq ft
(36.27 sq m)

Approximate Gross Internal Area = 36.27 sq m / 390.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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