



**£185,000** offers in excess of - leasehold  
180 Blois Road, Lewes, East Sussex, BN7 2TT

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## *The property...*

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We are pleased to market for sale this 1 bedroom first floor flat, including a lease extension, and featuring gorgeous far-reaching views over the Malling Downs and further over Ashdown Forest. Within walking distance to Lewes town centre, local convenience store and a regular local bus service. There are easily accessible scenic countryside walks and a local highly acclaimed primary school nearby.

**ENTRANCE HALL-** Front door to a long hall with spacious storage cupboard housing the boiler and doors to principal rooms

**LIVING ROOM-** A great size room with a built-in cupboard and expansive front aspect double glazed windows providing beautiful far-reaching views over the Sussex countryside

**KITCHEN-** A modern fitted kitchen comprising flush fronted wall and base units with complimenting granite effect roll edge worktops, stainless steel sink with large double-glazed rear aspect window above overlooking the rear garden. With space for cooker, washing machine, tumble dryer and fridge freezer.

**BEDROOM-** A great size double bedroom measuring 15'1ft x 8'11ft with a large front aspect double glazed window overlooking the river and further views to Ashdown Forest

**BATHROOM-** A modern white suite comprising a panel enclosed bath with a mixer tap and shower attachment and tiled surround, pedestal handwash basin, low-level wc and double-glazed windows.

**GARDEN-** At the rear of the property you find a shared garden with an area of block paved patio surrounded with established areas of plants and shrubs- these backs onto the secluded woodland. There is also a brick built shed with a wooden door measuring 7'6ft x 3'4ft





## *Location...*

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**Blois Road** is located at the top of the Landport estate which benefits from stunning far-reaching views and is surprisingly easy close to the town centre at just a 23-minute walk away (source Google Maps).

The Landport area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.



Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

**Tenure** - Leasehold

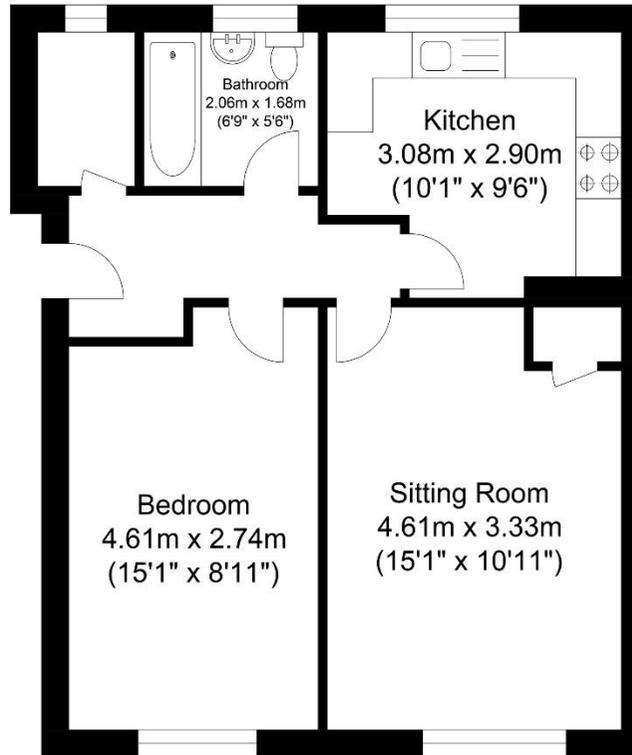
Gas Central Heating - Double Glazing

EPC Rating - C

Council Tax Band - A

Extended lease included - Current lease 80 years

Service charges- apx £1137 pa



Approximate Floor Area  
503.32 sq ft  
(46.76 sq m)

Approximate Gross Internal Area = 46.76 sq m / 503.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [ringmer@mansellmctaggart.co.uk](mailto:ringmer@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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