



£275,000 leasehold

Flat 34, The Printworks, St Nicholas Lane, Lewes, East Sussex, BN7 2GH

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The property...

APPROACH- Communal Entrance Hall with secure entry video phone. Stairs and Elevator rise to 2nd Floor

ENTRANCE HALL- Wood style with veneered doors to principal rooms. High quality purpose built fitted wooden shelving, Fitted Cloaks Cupboard and Airing Cupboard with automatic light and space and plumbing for washing machine.

OPEN PLAN LIVING/KITCHEN/DINING ROOM- Measuring a generous 20'09ft x 11'1ft

KITCHEN AREA- Modern fitted kitchen finished in a modern and clean white colour and complimented by black granite worksurfaces. 4 ring ceramic hob with oven below and integrated cooker hood above, integrated fridge freezer and dishwasher. The kitchen is open plan to the Sitting/Dining Area

SITTING/DINING ROOM- Boasting a Balcony with far reaching views and flooding the room with natural light. The dual aspect Sitting Room features wood style floors and double-glazed door to balcony. Built in storage shelves and media unit

BALCONY- Of a desirable Westerly aspect and making the most of the far-reaching views across the townscape and onto the South Downs in the distance.

SHOWER ROOM- Modern bathroom suite comprising of a shower enclosure with glass screen doors, wc, bidet, and wash hand basin set into a vanity unit. Modern tiled walls and heated towel rail.

BEDROOM 1- A double bedroom with partially Vaulted Ceiling. Elevated views over the Lewes townscape.

BEDROOM 2- A great double bedroom with elevated views over the Lewes townscape.

PARKING- Secure underground Allocated Parking Space with automatic gates and lights. Communal, secure Bicycle Store and further Bin Store, Lift to all floors.





Outside and Location...

COMMUNAL ROOF TERRACE - An enviable and extensive roof terrace for residents to enjoy, which is regularly maintained. The roof terrace enjoys truly magnificent, panoramic views over the South Downs National Park and the historic town centre.

The property is located on a quiet through road moments from the High Street but which is home to a great selection of shops, antique centres, The Depot Cinema, and the Charleston arts centre, restaurants and cafes, including the original Bill's.

St Nicholas Lane is within striking distance of the Mainline Railway Station at just a 5-minute walk (Source Google Maps) with direct services to Brighton, London and Gatwick. Boasting easy access to scenic walks at The Railway Land Nature Reserve via nearby Court Road, and nearby to picturesque walks over the South Downs.

Tenure - Leasehold with apx 107 years remaining

Maintenance Charge - £3,000 per annum

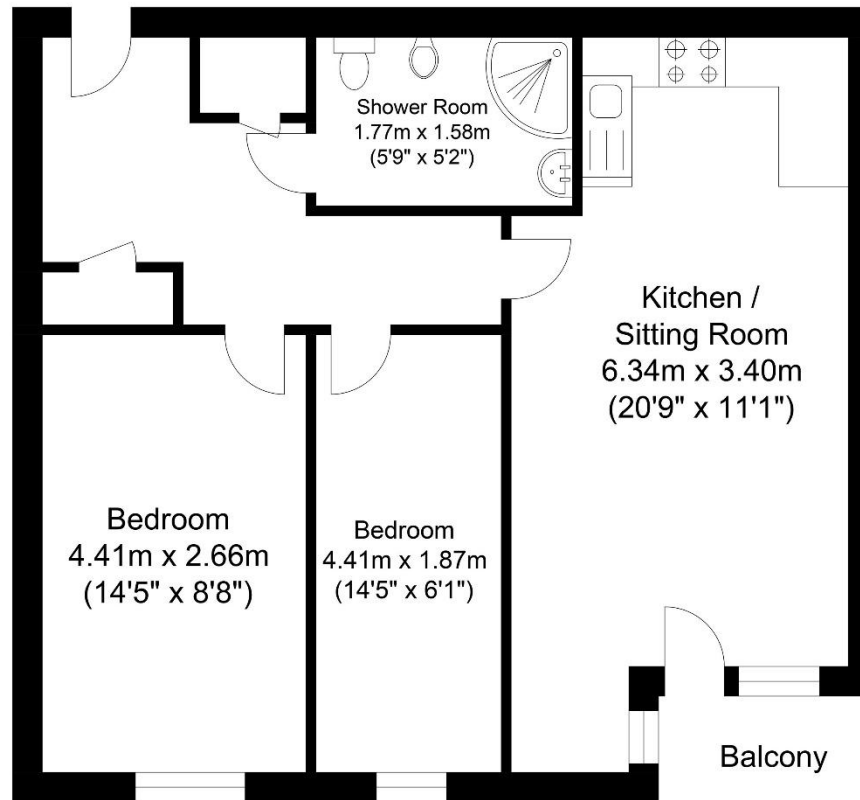
Ground Rent - £150 per annum

Electric Underfloor Heating and Towel Rail

EPC Rating - C

Council Tax Band - D





Approximate Floor Area

623.01 sq ft
(57.88 sq m)

Approximate Gross Internal Area = 57.88 sq m / 623.01 sq ft

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

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