



£550,000 Offers over

F4, Southover Manor House, Southover High Street, Lewes, East Sussex, BN7 1HT

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## Overview...

A great opportunity to purchase a well presented and updated first floor Mansion Flat with Share of Freehold and located in historic Southover High Street.

The property benefits from a Garage and boasts enviable Views over the South Downs but also across to the Anne of Cleves House. The property is full of light and character, boasting High Ceilings with decorate ceiling cornices and roses, picture rails and sash windows, some retaining their original shutters.

The 1,200 sq ft residence offers a fantastic 20ft Drawing Room with bay window and far reaching views, a Modern Kitchen, Modern Shower Room and 2 Double Bedrooms. The principal bedroom measures an enviable 19ft and features wonderful views over the historic Anne of Cleves House opposite. The principal bedroom further benefits from a Modern EnSuite Bathroom.

Viewings Highly Recommended.



## The property...

**Communal Entrance Hall-** A well kept and impressive communal entrance hall with grand staircase with stair lift, leading to the first floor landing. There is a sky lantern flooding the space with natural light and painted panelled doors open to the individual apartments.

**Private Entrance Hall-** Painted panelled doors to principal rooms. Fitted cupboards and a useful 'loft space' above the shower room.

**Drawing Room-** A truly impressive room boasting high ceilings and a bay window complete with fitted shutters and providing enviable views over the townscape and South Downs in the distance. The room features ornate ceiling cornices, picture rail, fitted cupboards and shelves and fireplace.

**Kitchen-** Modern fitted kitchen finished in a gloss white and complemented by quartz worksurfaces. The kitchen comprises of a comprehensive range of cupboards and drawers and enjoys views to the side.

**Shower Room-** A modern shower room with generously sized shower enclosure with fixed glass screen and rainfall shower head. WC, bidet and wash hand basin. Modern grey tiled walls and tiled floor. Heated towel rail.

**Bedroom 1-** A magnificent bedroom boasting high ceilings, decorative ceiling cornice, ceiling rose and picture rail. Fireplace and a pair of sash windows with wonderful views over Southover High Street and historic Anne of Cleves House. Fitted wardrobes Door to;

**EnSuite-** Modern bathroom with suite comprising of a bath with hand held shower attachment, wc and wash hand basin. Modern tiled walls and floor.

**Bedroom2 -** A double bedroom with impressive ceiling height. Decorate ceiling cornice, picture rail and sash window with glorious views over Southover High Street and historic Anne of Cleves House.





## *Outside and Lease...*

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**Garage-** Located to the side of the building enblock. The garage is approached via a block paved road. The garage has an up and over door and a pitched roof allowing for storage into the eaves.

Tenure - Share of Freehold

Lease- apx 950 Years Remaining

Maintenance Charge- apx £2,800 per annum

Ground Rent- £50 per annum

Gas central Heating - Conservation Area

EPC Rating - C

Council Tax Band - F

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





## Location...

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**Southover High Street** is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located opposite the Tudor built Anne of Cleves House, now a museum open to the public on select days of year and featuring a delightful garden tea room. The area boasts some of Lewes' oldest properties and the Priory Ruins and pretty Grange Gardens are within striking distance of the front door.

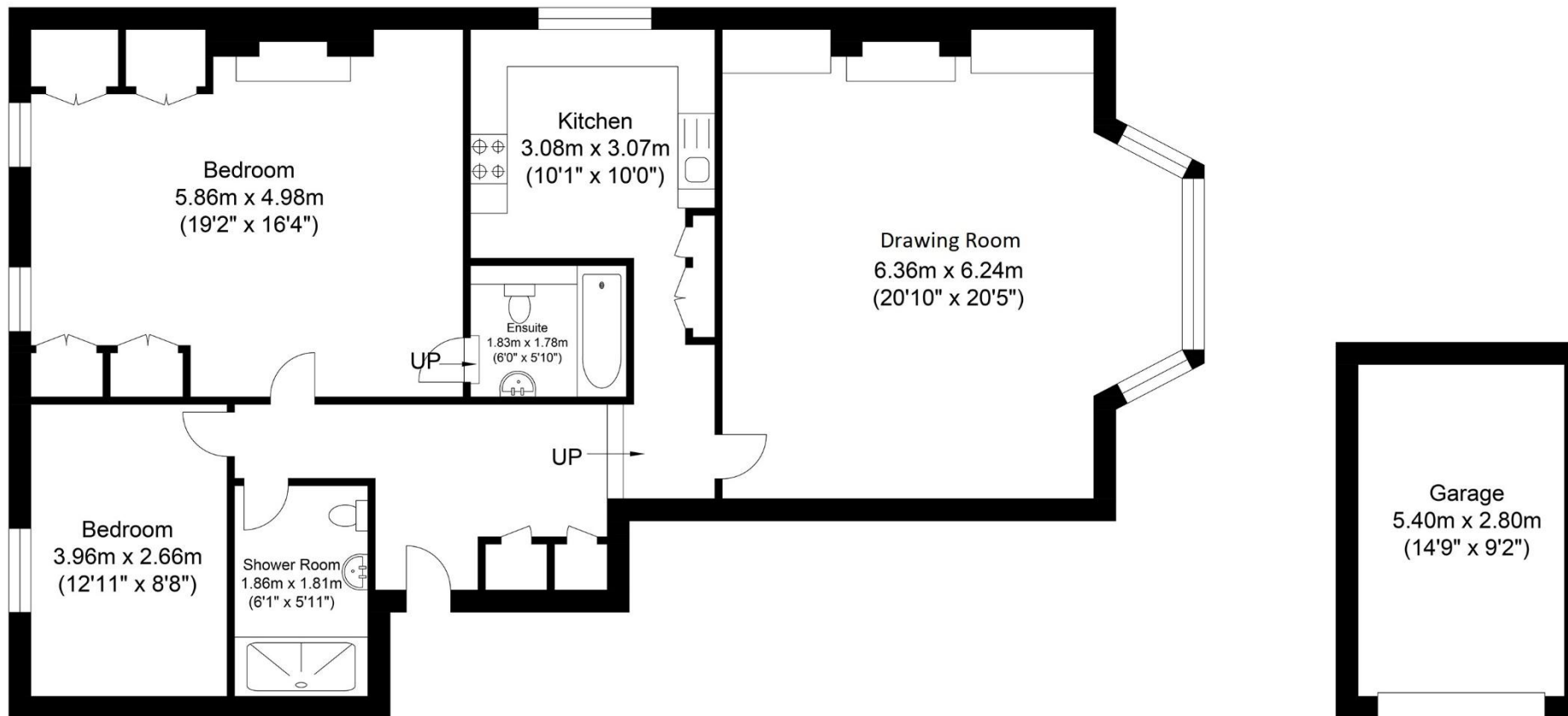
The property is within easy walking distance of Lewes Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

There is a choice of popular public houses offering dining, within the road and within the wider area.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.





Ground Floor  
 Approximate Floor Area  
 1198.02 sq ft  
 (111.30 sq m)

Garage  
 Approximate Floor Area  
 135.62 sq ft  
 (12.60 sq m)

Approximate Gross Internal Area (Excluding Garage) = 111.30 sq m / 1198.02 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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