



£350,000 offers in excess of  
Flat 1, The Crown, 8 Market Lane, Lewes, East Sussex, BN7 2NT

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## The property...

We are pleased to market for sale this 2 Bedroom flat in the heart of Lewes, within striking distance of many shops, cafes and restaurants. The property also boasts being nearby the Mainline Railway station and local, highly acclaimed schools. This beautifully presented flat offers two generous double bedrooms, a modern fitted suite and open-plan kitchen/dining/living room.

**ENTRANCE HALL-** Long, private hallway with doors to principal rooms and door to space with storage cupboards and stairs to lower ground floor

### OPEN PLAN KITCHEN/SITTING ROOM

**KITCHEN-** A modern fitted kitchen comprising flushed, shaker style wall and base units with complementing Quartz work surfaces. One and half bowl sink with mixer tap, with splashback surround, 4 ring ceramic hob with integrated cooker hood above and oven below. Integrated fridge freezer and dishwasher, with laminate flooring. This opens to-

**SITTING ROOM-** A generous space with front aspect windows flooding the space with natural light, an impressive cast iron feature fireplace centres the space with a cast iron surround and mantel and tiled hearth. Ample storage space from built in shelving and space for a dining table.

**BEDROOM-** A generous room with front aspect windows offering a pretty view over the Lewes townscape

**BATHROOM-** A modern white fitted suite comprising a panel enclosed bath with mixer tap and shower attachment above, glass screen and tiled surround, hand wash basin with brass mixer tap, low-level wc with concealed system and tiled flooring

**LOWER GROUND FLOOR BEDROOM-** A generous double bedroom with a rear aspect sash window giving natural light to the room





## *Location...*

This property is superbly located in a prominent position just off the historic Lewes High Street. The central location offers a wide selection of shops, restaurants, public houses and eateries. This historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

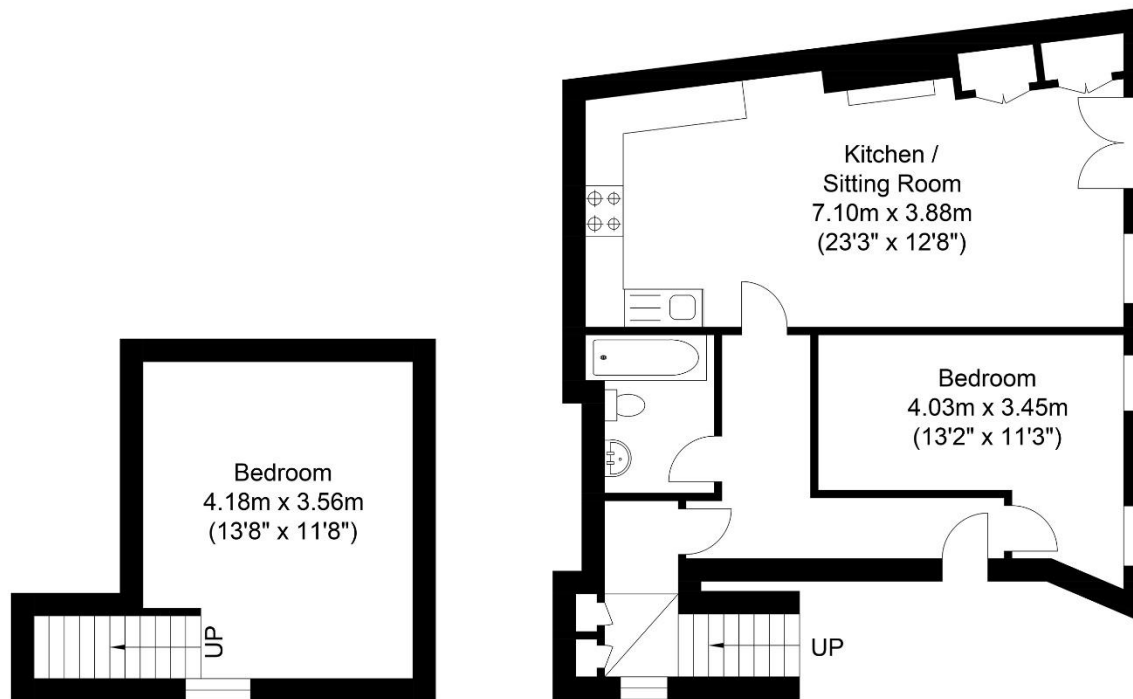
The Lewes Mainline Railway Station is within easy walking distance, and offers direct trains to London Victoria, Brighton and Gatwick.

The stunning Grange Gardens, Lewes Castle and Priory Ruins are also within easy reach.

Lewes' highly regarded primary schools are also any easy walk, as well as Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

Tenure - Leasehold with apx 954 years remaining  
Maintenance Charge- Anticipated £1,500 pa  
Gas Central Heating - Double Glazing  
EPC Rating - C  
Council Tax Band - C  
Grade II\* Listed





Lower Ground Floor  
 Approximate Floor Area  
 172.97 sq ft  
 (16.07 sq m)

Ground Floor  
 Approximate Floor Area  
 496.32 sq ft  
 (46.11 sq m)



Approximate Gross Internal Area = 62.18 sq m / 669.29 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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