



£165,000 guide price

Flat 6, Eleanor Close, Lewes, East Sussex, BN7 1DD

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The property...

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

Located in the sought after Wallands Area of Lewes, the Share of Freehold property with a lease of over 900 years, is light and bright and particularly well presented.

Accommodating an Open Plan Studio with Bedroom Area, Kitchen Area and Sitting Room Area, with separate Bathroom. Allocated Parking Space and well kept communal grounds.

ENTRANCE HALL- White painted doors to principal rooms and storage cupboard.

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 and an Open Plan Living Room area and Kitchen.

LIVING ROOM AREA- Boasting beautiful far-reaching views from expansive rear aspect double glazed windows. The neutrally decorated reception area is open plan to the Bedroom Area and Kitchen.

KITCHEN- Finished in a timeless white with fitted wall and base units and complementing work surface, stainless steel sink with tiled surround. The kitchen offers space for appliances and is open plan to the Living Area

BEDROOM AREA- Enjoying gorgeous far-reaching views and benefitting from a built in cupboard

BATHROOM- Fitted bathroom suite comprising of a bath with shower over and tiled surround, wc and wash hand basin with tiled splashback.

ALLOCATED PARKING SPACE- Located in the resident's 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)

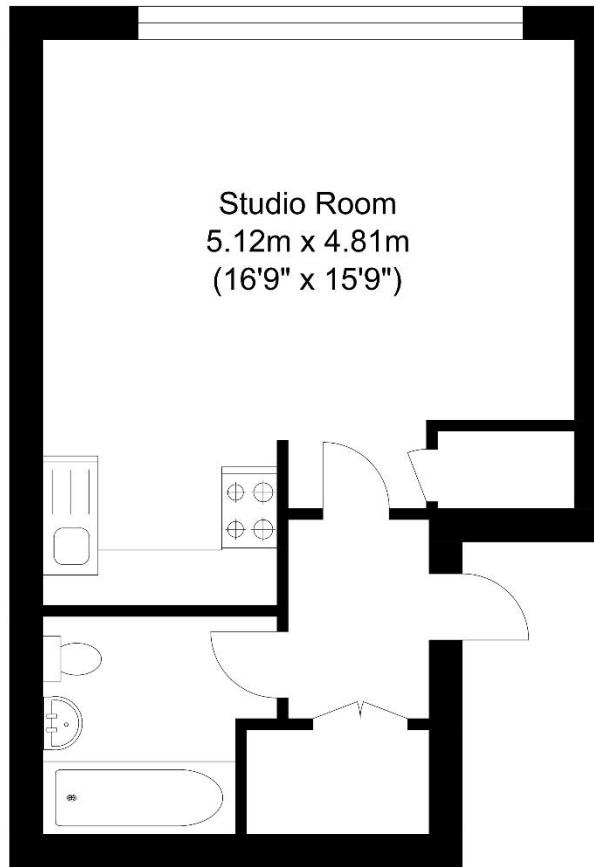
Lewes is also home to The Depot Cinema, leisure centre with indoor pool, and many sports clubs.

Title- Share of Freehold Lease - apx 979 Years Remaining

Maintenance Charge - apx £1,535 per annum

EPC Rating - C Council Tax Band - A





Ground Floor
Approximate Floor Area
330.66 sq ft
(30.72 sq m)

Approximate Gross Internal Area = 30.72 sq m / 330.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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