



£365,000 guide price

195a High Street, Lewes, East Sussex, BN7 2NS

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The property...

A wonderful example of a High Street apartment which embraces its prominent position with views over the historic war memorial.

The 3 Bedroom, first floor apartment, is light and bright with almost floor to ceiling sash windows in the Sitting Room which make the most of the historic views. The 850 sq ft property boasts a Modern Kitchen with walk in pantry and a Bathroom.

Entrance Hall - Front door, sash window to the side with views over the Historic townscape. Doors to principal rooms.

Sitting Room - Featuring a pair of almost floor to ceiling sash windows with wonderful views of the historic High Street and of particular note the war memorial. The room features picture rails and ceiling cornice and a fireplace. Opening to;

Kitchen- A modern fitted kitchen featuring of a range of wall and base units and comprising of cupboards and drawers. Finished in a beech wood design and compliments by granite look worksurfaces and a metro tiled splashback. Walk in Pantry and sash window to the front enjoying elevated views over the historic high street and war memorial.

Bedroom 1 - Measuring a generous 16ft the double bedroom features a sash window with views to the rear.

Bedroom 2 - Another double bedroom with sash window to the rear.

Bedroom 3 - A comfortable bedroom with sash window to the side.

Bathroom - Modern suite comprising of a tear shaped bath with shower over and glass screen, tiled surrounds with pattern inset. Wc and wash and basin set into a vanity unit.

Grade II Listed - EPC Rating TBC - Council Tax Band - C





Location...

This 3 bedroom apartment forms part of this gorgeous and impressive four-storey Grade II-listed Georgian building near the iconic War Memorial in the heart of Lewes High Street, at the top of School Hill.

Fantastically situated, it is just a 5-minute walk (source Google Maps) from Lewes mainline railway station, which offers regular direct services to London, Brighton and Gatwick, and minutes away from Waitrose, the Depot Cinema and restaurant, Grange Gardens, a selection of excellent independent and state junior and secondary schools, and a leisure centre with gym and swimming pool.

Lewes is proud to host a number of sports and leisure clubs including rugby, football, cricket, tennis, stoolball, and golf to name few.

Lewes is home to many historic buildings such as Lewes Castle, The Priory Ruins and the Anne of Cleves House, all of which are within walking distance of the front door.

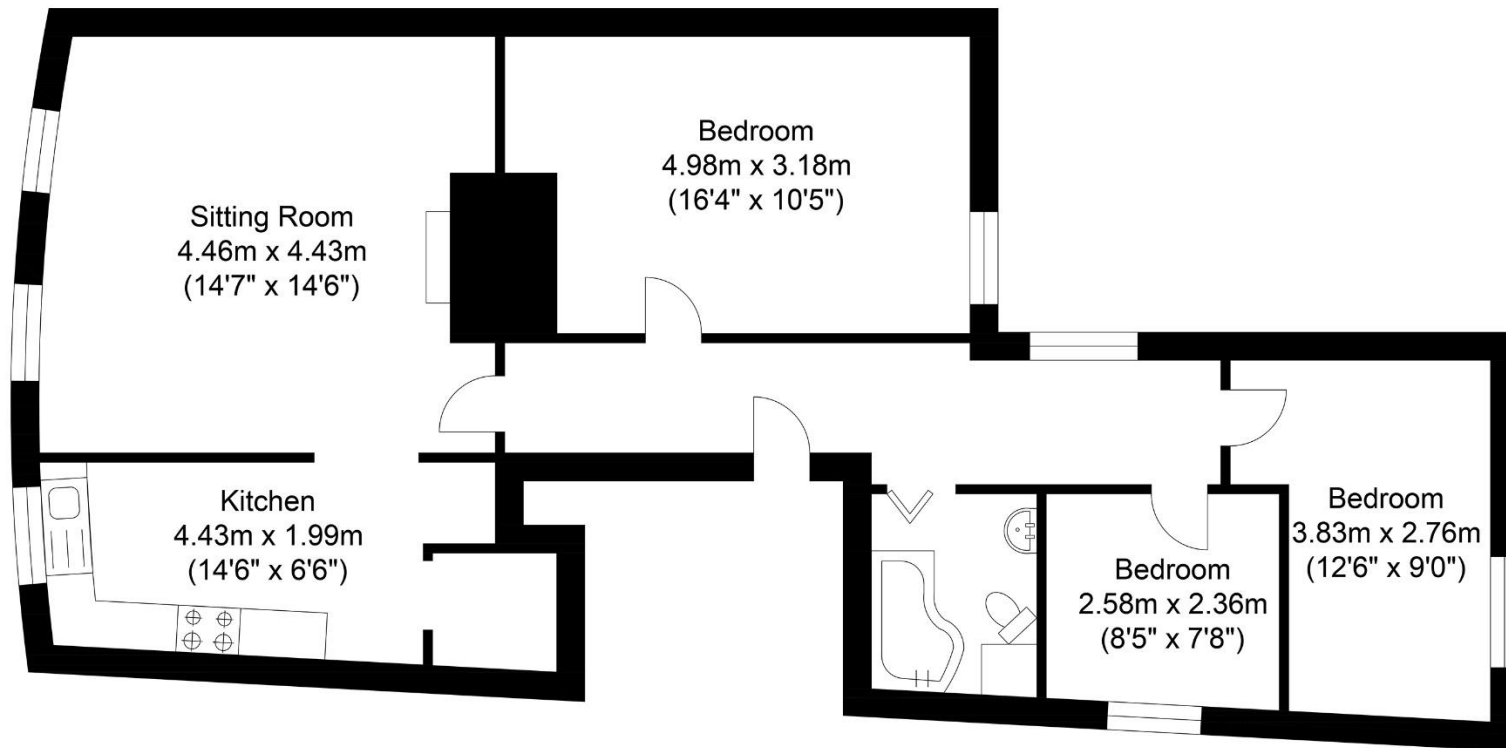
Leasehold with ruling rights to maintenance.

Term - Approximately *** years remaining

Maintenance Charge - Approx. £840 per annum

Ground Rent - Approx. £185 per annum





Approximate Floor Area
847.76 sq ft
(78.76 sq m)

Approximate Gross Internal Area = 78.76 sq m / 847.76 sq ft

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

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