



Flat 18, The Printworks St. Nicholas Lane, Lewes
BN7 2GH

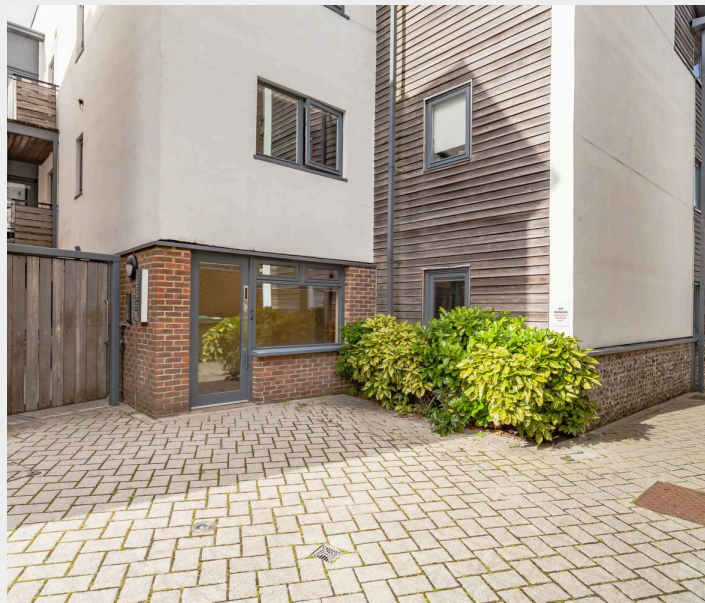
£1,495 pcm
**MANSELL
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Flat 18

The Printworks St. Nicholas Lane, Lewes

Council Tax band: TBD

- Ground Floor Apartment with Independant Private Entrance
- Communal Roof Terrace with Stunning Panoramic Views
- Ideal Use as Live Work Home
- Modern Wet Room
- Master Bedroom with fitted wardrobe
- Town Centre Location
- Under Floor Heating
- Open Plan Living Room with Modern Kitchen
- Live Work Room / second bedroom





Flat 18

The Printworks St. Nicholas Lane, Lewes

A Rarely Available, 2 Bedroom Ground Floor Apartment, located in a tucked away position, adjacent to Lewes High Street and moments from the Main Line Railway Station. The well presented property offers the opportunity to function as a Live Work Home with independent access to St Nicholas Lane.

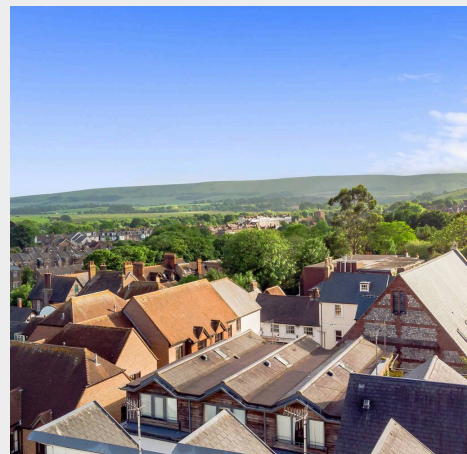
The property further benefits from Under Floor Heating with solid wood floors throughout and features an Impressive Communal Roof Terrace with Stunning Far Reaching Panoramic Views over historic Lewes and the South Downs.

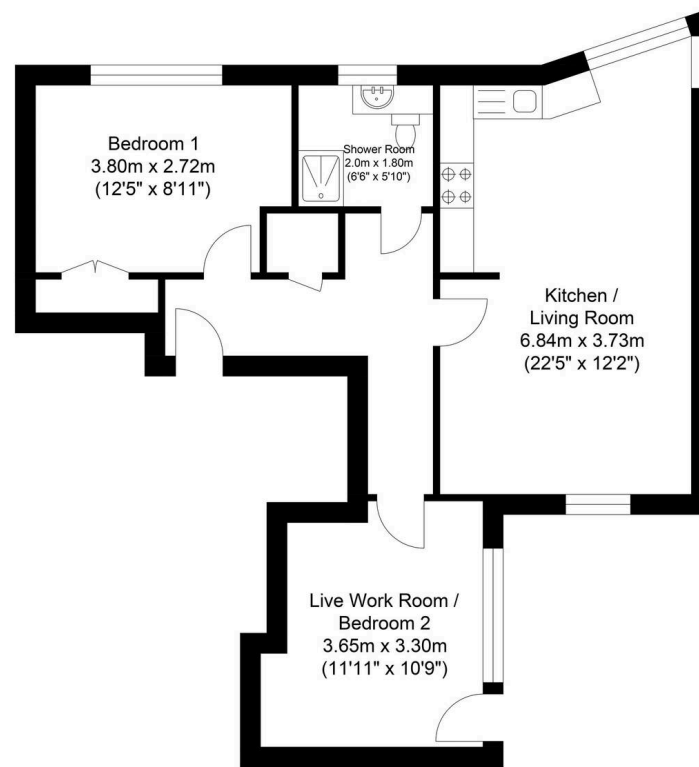
The property can be approached via the communal entrance hall with lift to the communal roof terrace or via its own private front door accessed from a courtyard on St Nicholas Lane.

The front door opens into the Entrance Hall with solid wood floors, airing cupboard and doors to principal rooms.

The Open Plan Living Room and Kitchen is a particular feature to the property being Dual Aspect with Views over Walwers Lane and St Nicholas Lane.

The Kitchen is a Modern fitted kitchen featuring an array of fitted cupboards and drawers, integrated appliances and feature window to Walwers Lane.





Ground Floor
Approximate Floor Area
666.28 sq ft
(61.90 sq m)

Approximate Gross Internal Area = 61.90 sq m / 666.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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