



**Eastgate Street, Lewes, East Sussex, BN7 2LP**  
Asking Price £325,000

## Eastgate Street, Lewes, East Sussex, BN7 2LP

A recently re-furbished two bedroom first floor apartment located in the town centre with Hi-end fixtures and fittings.

### The Property

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Eastgate Street is located in the middle of the town with all shopping facilities, and the mainline railway station are all to hand. The property has two double bedrooms - one with a luxury en-suite shower and fitted wardrobes along a full wall. The open-plan lounge/ kitchen has stylish blue units shaker style units with a stone work surface, integrated appliances including a dishwasher, washing machine, cooker and fridge.

The family bathroom has a luxury suite with a bath and shower over and fully tiled walls.

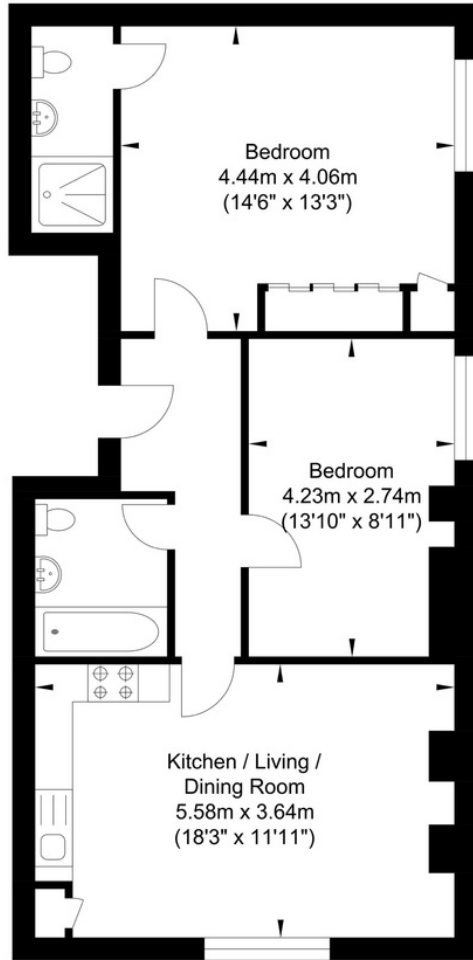
### The Location

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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# East Gate Street, Lewes



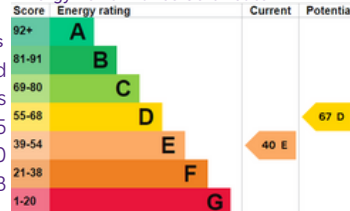
Approximate Floor Area  
686.62 sq ft  
(63.79 sq m)

Approximate Gross Internal Area = 63.79 sq m / 686.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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### Agents Notes

Tenure: Leasehold  
Years Remaining: 125 years  
Annual Ground Rent: £75  
Annual Service Charge: £1,630  
Council Tax band: B

### Energy Performance Certificate



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