



Cromwell Place, Lewes, East Sussex, BN7 1BZ
Asking Price £699,950

Cromwell Place, Lewes, East Sussex, BN7 1BZ

Three story townhouse occupying an elevated position in sought after King Henrys. This impressive property offers versatile accommodation with 3/4 bedrooms and first floor living space opening on to a decked and lawned rear garden. The property further benefits from allocated parking and no chain.

The Property

On the ground floor there are two bedrooms and a w/c. The rear bedroom is the principle with fitted storage, a modern en-suite shower room and French doors leading to a ground floor patio. Stairs lead to the first floor where to the front of the property is a fully fitted modern kitchen with integrated appliances, granite worksurfaces and window overlooking the front of the property. The living space has French doors which open on to a raised deck which with shed and further lawned area with a range of mature trees, shrubs and bushes. The top floor landing has a skylight, storage cupboard and modern family bathroom with heated towel rail. Two further good size top floor bedrooms, the one to the front of the property has fitted storage far reaching views across Lewes. Outside the property there is allocated parking to the front of the property and a pathway leads to an impressive, well-kept residents communal garden.

The Location

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 offer 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 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.



King Henry's Road, Lewes



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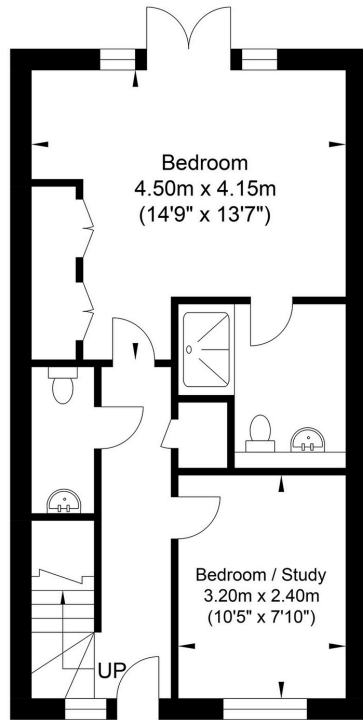
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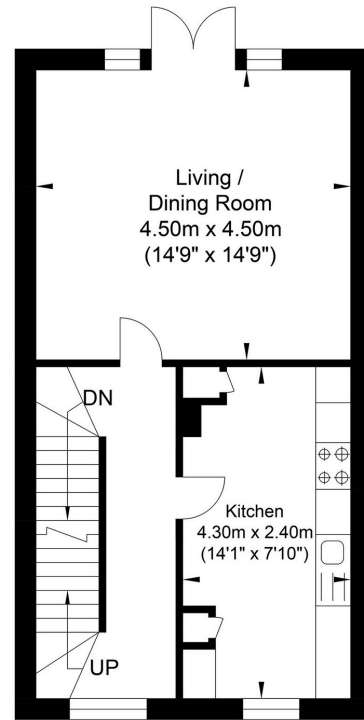


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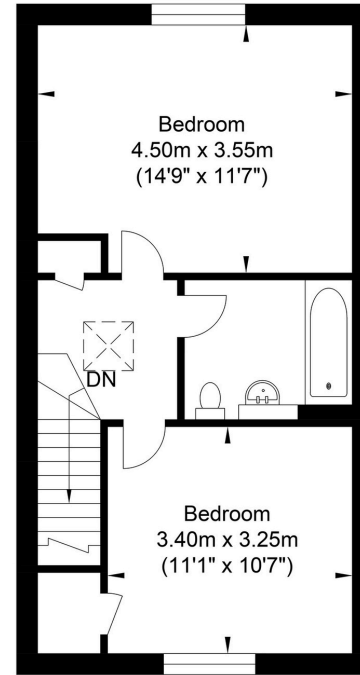
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Ground Floor
 Approximate Floor Area
 435.93 sq ft
 (40.50 sq m)



First Floor
 Approximate Floor Area
 435.93 sq ft
 (40.50 sq m)



Second Floor
 Approximate Floor Area
 435.93 sq ft
 (40.50 sq m)



Approximate Gross Internal Area = 121.50 sq m / 1307.81 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Freehold
 Estate Management Charge: £550.00
 Council Tax Band: E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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