



**The Bank, Friars Walk, Lewes, East Sussex, BN7 2LG**

**£225,000**

## **The Bank, Friars Walk, Lewes, East Sussex, BN7 2LE**

Second floor apartment with one double bedroom located right in the town centre with contemporary kitchen and bathroom offered with no onward chain. The Bank apartments were formed from the old Nat West Bank and now provide an ideal first home or buy to let.

### **The Property**

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Communal entrance hall with stairs rising to the second floor. Private front door to entrance hall with meter cupboard, door opening to lounge/dining room with a window to the side overlooking the High Street and the Downs beyond. Electric wall heater and opening to Kitchen fitted with a range of contemporary style units with a worksurface extending to include a stainless steel sink unit with mixer taps, electric hob with oven below, integrated fridge / freezer and a cupboard housing hot water cylinder. Further cupboard housing a washer/dryer. Door to bathroom which is fitted with a stylish suite with a panelled bath with shower over and glass shower screen, wash hand basin, concealed WC and part tiled walls. Door to bedroom with electric wall panel heater and window to the side overlooking the High Street.

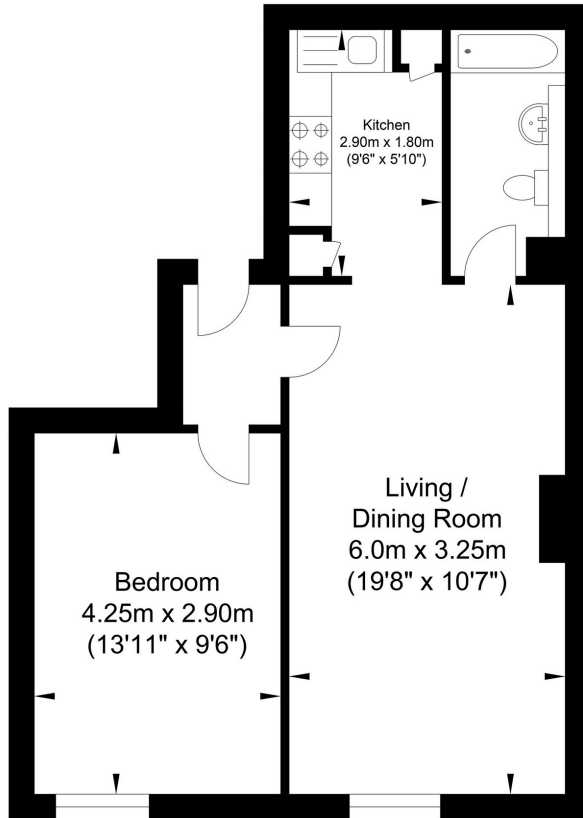
### **The Location**

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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.

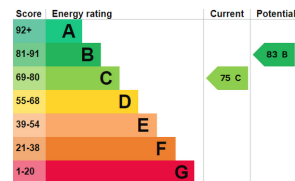


# The Bank, Lewes



Approximate Floor Area  
475.65 sq ft  
(44.19 sq m)

Approximate Gross Internal Area = 44.19 sq m / 475.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Agents Notes

Tenure - Leasehold  
Years Remaining - 117  
Annual Service Charge - £1,693  
Annual Ground Rent - £175  
Council Tax Band - B  
EPC - C



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