



**Flat 2, 220 High Street, Lewes, East Sussex, BN7 2AF**

Price: £239,500

## Flat 2, 220 High Street, Lewes, East Sussex, BN7 2AF

One bedroom first floor apartment with lots of character features situated in Lewes town centre. The property has an open plan kitchen/living space with integrated appliances, split level bathroom with luxury fittings, double bedroom with wardrobe and views along the river to Harveys Brewery.

### The Property

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Communal entrance hall with grand stairs rising to the First floor. Solid wood front door leading into private entrance hall with entryphone system. Spacious bedroom with a stunning full height feature window offering views across the river to the surrounding Downland. Door to open plan kitchen/living room, the kitchen area is fitted with a high-end range of units with stone worksurface, inset Bosch electric hob, oven and extractor hood above. Integrated fridge and freezer, washer/dryer and slimline dishwasher. One and a half bowl stainless steel sink unit with mixer taps over, tiled splashback and ample wall and base cupboards. In the living area is another stunning full height feature window overlooking the river. Step down to spacious bathroom fitted with a contemporary style suite comprising of a panelled bath with rainfall shower over and glass screen. Wash hand basin with cupboard below and concealed WC, heated towel rail and deep storage cupboard with shelving and electric hot water tank and storage space above, Velux window.

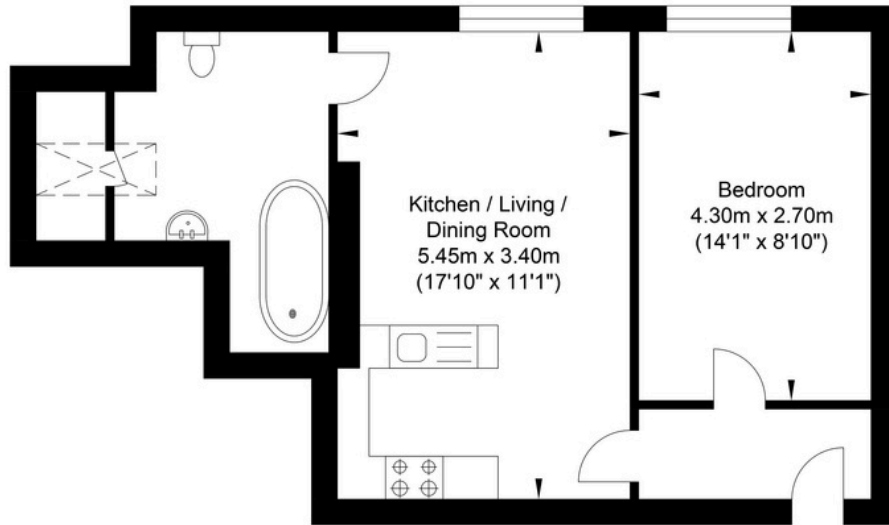
### The Location

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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 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 high street shops. 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 cafe's, 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



# High Street, Lewes



Approximate Floor Area  
462.74 sq ft  
(42.99 sq m)

Approximate Gross Internal Area = 42.99 sq m / 462.74 sq ft

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

### Agents Notes

- Council Tax Band - B
- Leasehold
- 115 year lease
- Service charge circa £1,254 per annum
- Ground rent £150 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**Please note:**

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