

Flat 3, Albion House Albion Street, Lewes, BN7 2ND

ROWLAND GORRINGE

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Guide Price £525,000

Flat 3, Albion House immaculately presented throughout, this is a prime ground floor apartment, ideally located in the revered Albion Street with a glimpse of Cuilfail and Lewes Golf Course on the horizon. The light and airy accommodation, enhanced by an east/west aspect, has a generous sitting room with an immaculate modern fitted kitchen. There are two double bedrooms along with a luxury modern fitted shower room abd a reception hall.

Converted from commercial premises in 2025, this standout apartment serves as the centerpiece of an exclusive development designed for premium central Lewes living. Finished to an exceptional standard, the two-bedroom residence boasts a two-tone, Nordic-style kitchen complete with Calacatta Gold marble countertops, integrated appliances, and light oak engineered flooring. The luxurious bathroom feature a walk-in shower, heated towel rail accented with gold detailing. The building is equipped with a passenger lift, and Flat 3 benefits from a private entrance, a small terrace, and two dedicated parking spaces, all complemented by expansive, far-reaching views of the High Street and the South Downs.

Albion House enjoys a prime location in the heart of Lewes, set just off the High Street. It offers a tranquil lifestyle that must be experienced to be fully appreciated. The property is situated nearby to the Castle, Grange Gardens, the Railwaylands nature reserve, and the banks of the River Ouse, which provide numerous excellent riverside walking paths. Waitrose, the Cliffe shopping precinct, and Cliffe High Street are only a few minutes' walk away. The mainline railway station—offering services to London Victoria (65 minutes), London Bridge (90 minutes), and Brighton (14 minutes)—and the neighboring Depot Cinema are both within an easy, predominantly level walk. The historic town centre of Lewes features an abundance of exceptional independent shops, cafés, pubs, and restaurants, alongside three major supermarkets.

Tenure: Leasehold to be sold by private treaty. Local Authority: Lewes District Council. Council Tax Band: F - Electric hot water and electric boiler heating.

Directions: https://w3w.co///

Material Information
Tenure - Leasehold
Lease - 999 years - to be sold by private treaty.

Local Authority: Lewes District Council. Council Tax Band: D - Mains water, electricity providing all heating and domestic hot water and drainage are connected to the property.

We understand that the current broadband download speed (Full Fibre Broadband) at the property is up to 1600 Mbps; however, please note that results will vary depending on the time a speed test is carried out (Data taken from https://www.openreach.com/fibre-checker on 12/09/2026). Actual service availability at the property or speeds received may be different.

Directions: https://w3w.co///











Communal Entrance

Personal Entrance

Open Plan Sitting Room/ Kitchen
18'6" x 19'" (5.64m x 5.79m)

Bedroom
13'11" x 11'3" (4.24m x 3.43m)

Bedroom
13'9" x 9'9" (4.19m x 2.97m)

Bathroom

Lease - 999 years -

Maintenance - TBC

EPC: D

Council Tax: F









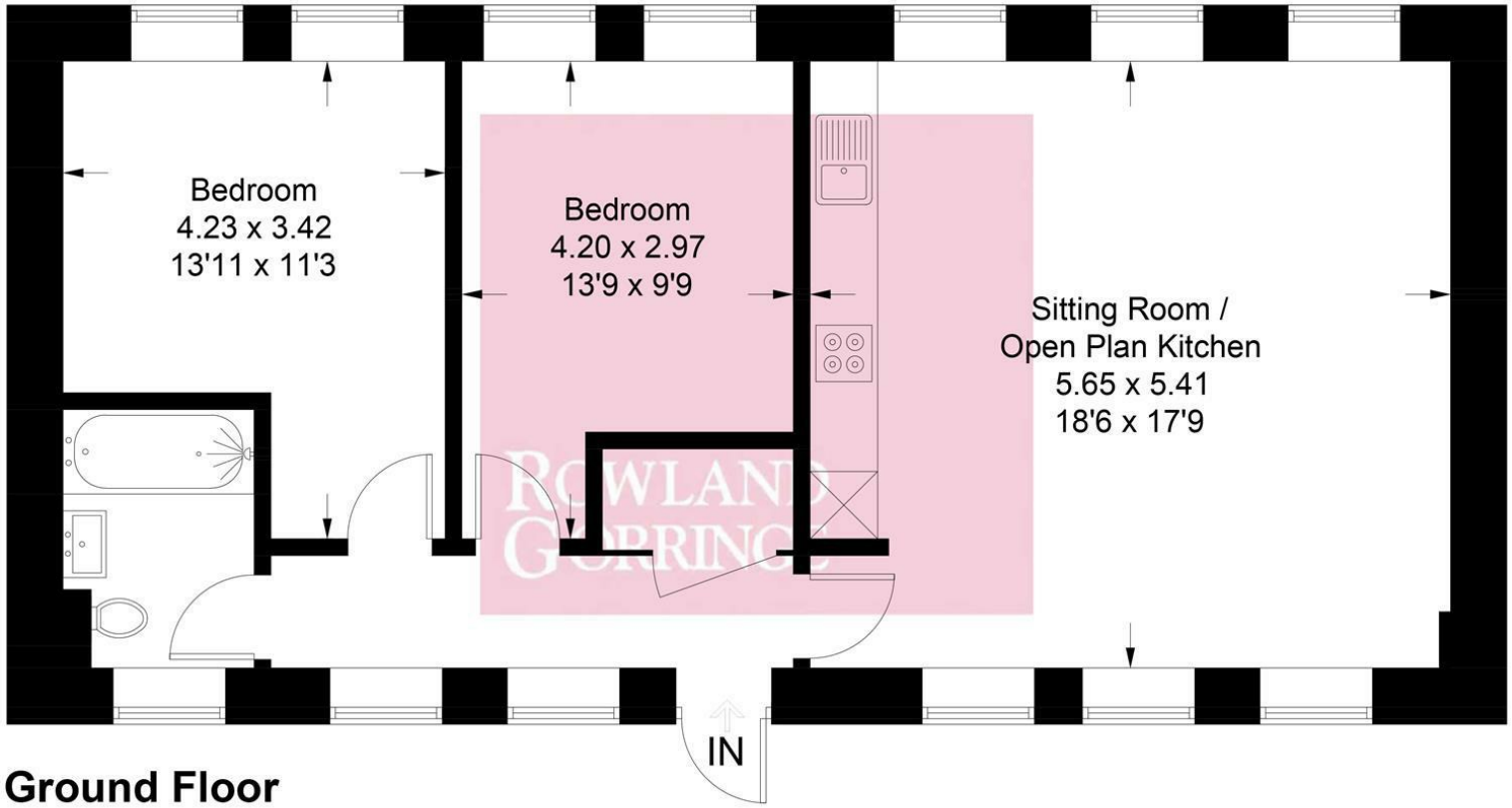






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Approximate Gross Internal Area = 67.0 sq m / 721 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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