

Market Lane, Lewes, BN7 2NT

Guide Price £350,000

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GUIDE PRICE £350,000 - £375,000

Set in the heart of historic Lewes, this beautifully presented two bedroom first floor apartment forms part of an impressive Grade II listed building, formerly The Crown Inn, which has been sympathetically converted into nine individual apartments.

The property combines the character of the original building with a high quality contemporary finish and is ideally positioned for buyers wanting to enjoy everything central Lewes has to offer.

The accommodation centres around an impressive open plan sitting room and kitchen, featuring a vaulted ceiling and oak flooring. The contemporary German fitted kitchen is finished to a high specification and includes a range of integrated Neff appliances, including a dishwasher, fridge freezer and washing machine.

There are two bedrooms, with the principal bedroom providing generous double accommodation, together with a second bedroom which could equally suit use as a guest room or home office. A stylish modern bathroom completes the internal accommodation.

The apartment is positioned to the rear of the building, overlooking the Needlemakers, and residents also benefit from access to a landscaped communal outside space with seating and planters, together with communal bicycle and bin storage.

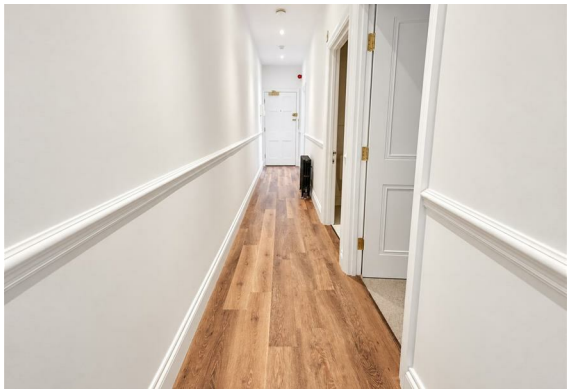
Situated at the top of School Hill, opposite the war memorial, the property occupies a prominent and highly convenient position within Lewes town centre. An excellent range of independent shops, restaurants, cafés and supermarkets are all within easy walking distance, while Lewes mainline railway station provides regular services to London Victoria and Brighton.

On-street residents' permit parking is available within the surrounding area, subject to the relevant council arrangements.











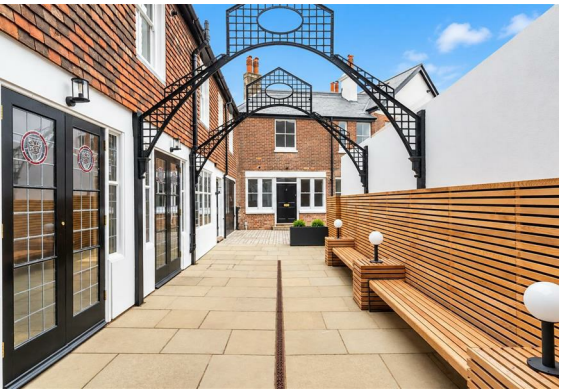














Sitting Room / Kitchen
15'10" x 13'10" (4.83m x 4.22m)

Bedroom
12'8" x 12'4" (3.86m x 3.76m)

Bedroom
12'2" x 9'8" (3.71m x 2.95m)

Bathroom

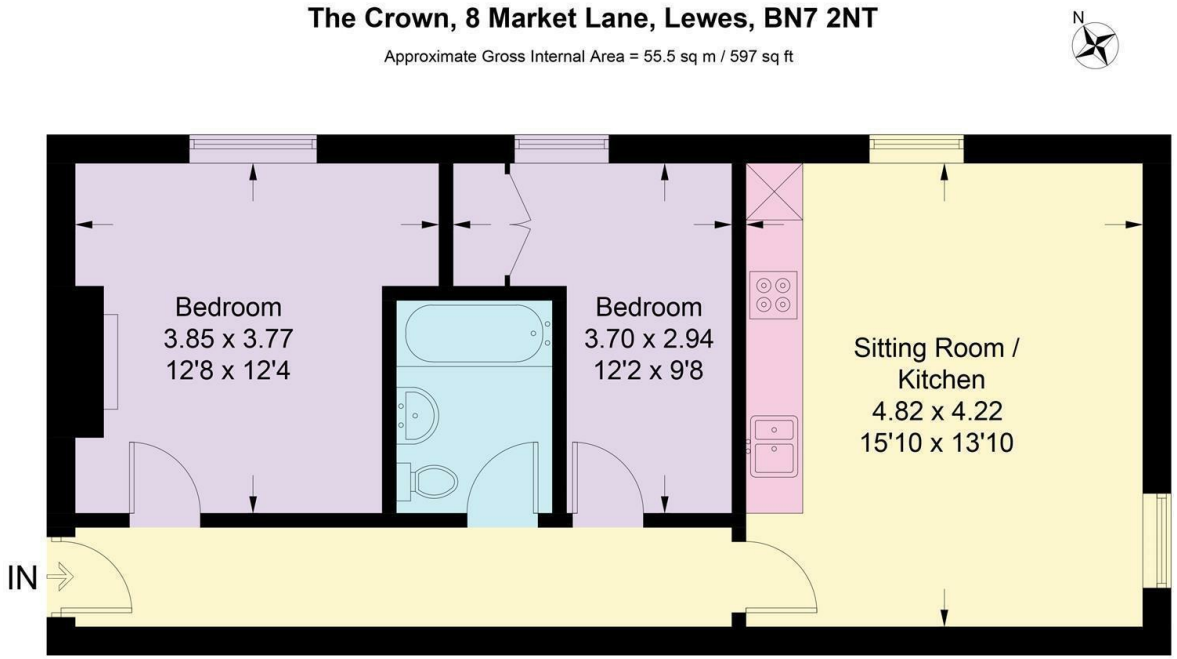
Council Tax Band C - £2,449.93 Per Annum

Lease Information
Lease: This property is offered as leasehold and has a lease of 995 years which was granted on 1st January 2021

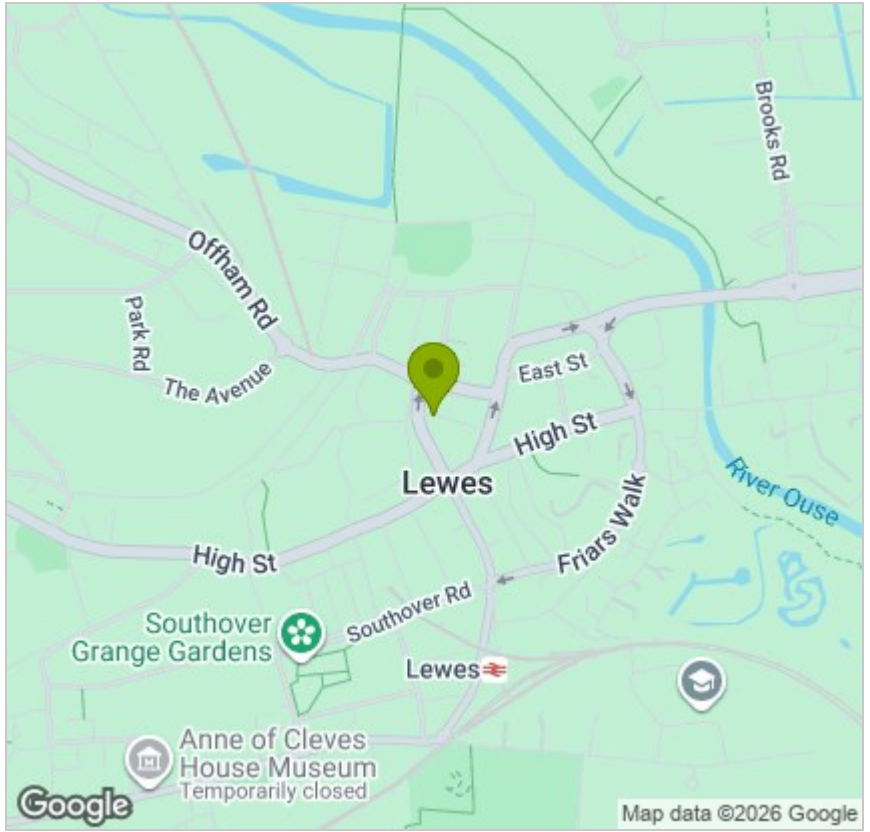
We have been advised that there is an annual ground rent of £225 per annum

The service charges is approximately £1,457 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

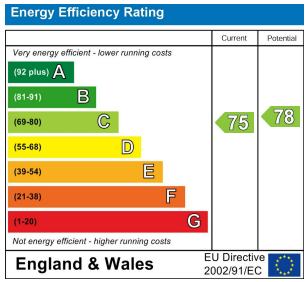
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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