

# LEWES FAB FLAT JUST OFF THE HIGH ST 5 MINS WALK TO THE STATION (925 GBP



Location

South East, East Sussex

<https://www.freeadsz.co.uk/x-274423-z>

Lewes Mansions is a large impressive and prestigious building that was built in the heart of Lewes from 1900.... has been exquisitely and sympathetically transformed and restored, whilst retaining the 'grandeur' and 'soul' of the original building by using the very finest of materials, furnishings and finishes to create Lewes's foremost apartments for discerning clients. Situated 50 meters from the High Street and only 500 meters from Lewes Mainline Railway Station with direct links to Brighton and London. Lewes Mansions has been constructed and restored using the very latest in modern building techniques to provide the most comfortable, energy efficient and compliant apartments available.

The flat has a Low Energy Fresh Air/Heat Recovery Ventilation system throughout the flat that provides 365 days of filtered air.... Video entry system at the front of the building and into the impressive, chandelier lit and marbled floored lobby. .... original, Victorian staircase with refurbished original decorative cast iron balustrading and mahogany handrail....stylish Art Deco illuminated plaque stationed to the right of the large Oak door with contemporary fittings.

Open Plan Sitting Room & Kitchen – this room has the WOW factor!

17' 7" x 13' 9" (5.35m x 4.19m)

....high ceilings, spot lit LED lighting and video entry system. The hallway has three further oak doors which lead onto other rooms... large L shaped sitting room and open plan kitchen. A major feature of this apartment is the huge original stone framed windows providing unrivalled flooded natural light to the room. The window feature continues with a beautiful bow window...A new bespoke, original styled

'school' radiator complements the main window. Original deep skirting throughout and contemporary Oak floorboards under this wow factor.

Open plan kitchen. Bespoke designed for the space, the part of the 'bespoke' range, continuous handle rails and fascias and are finished in matt mussel. All worktops are 42mm Mala designed in black with seamless joints and under mounted sink. The stylish taps are made by Blanco. The kitchens were also designed and are fitted with energy efficient LED mood and task lighting. The mood lighting (several colours change under the work surface edges) are controlled by a separate hand held control. Bosh appliances are fitted throughout and include integrated dishwasher, fridge freezer, single oven, microwave oven and induction hob.



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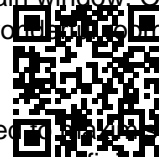
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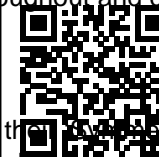
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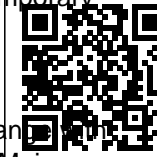
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#### Shower Room

The Contemporary shower room provides luxury with function and is exceptionally furnished with white basin, lavatory and shower tray. The walls and floor are tiled in large porcelain tiles, the under floor heating is controlled by an external digital thermostat. A large glass screened shower with large shower head is accessed by a pivoted curved glass door with wall mounted controls. The large shower area has a recess for toiletries/shampoos. A large cabinet with hand movement controlled LED lighting and shaver point complete this stunning shower room. (Move your hand down the right hand side of the cabinet)

#### Bedroom

13' 9" x 11' 3" (4.20m x 3.43m)

When entering into the large double bedroom one immediately notices the original sash windows allowing an abundance of natural light with views towards Lewes Castle and the Sussex Downs. Continuing with the sympathetic transformation of the building throughout, original deep skirting resides next to new top quality wool carpeting which flows from the inner hallway to the bedroom. The bedroom is fitted with modern inset LED lights as well as two wall lights.

#### Utility Room

A useful utility room is accessed by an oak door on the half landing within the communal hallway and provides a private utility room with a range of units with fitted washing machine and separate tumble dryer machine, wall mounted combination boiler and storage.

#### Car parking

There is room for one or two cars at the back of the building in the Courtyard (Castle Ditch Lane) but unfortunately NOT for parking, only for loading or unloading. Lewes Council did not consent to any off street parking in the building application for Lewes Mansions. However, there are 2 public car parks both within a 5 minute walk and free parking in these, out of office hours. (The 'Needle Makers' car park and The Maltings up behind Castle Ditch Lane)

And finally.....a recent comment from Natalie (our present Tenant who is leaving as pregnant) " We will be sorry to leave. We couldn't ask for better Landlords and lovely residents of Lewes Mansions!"

£925 A MONTH. 6 WEEKS DEPOSIT. SORRY, NO DSS, SMOKERS, PETS OR STUDENTS  
(BUILDING INSURANCE WON'T ALLOW) - avail mid April -end April -