



OAKFIELD

De Montfort Road, Lewes BN7 1ST

Asking Price £280,000



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## De Montfort Road, Lewes BN7 1ST

One-Bedroom Ground-Floor Courtyard-Style  
Garden Apartment with Private Entrance

Tucked away in the sought-after De Montfort Road area, this charming ground-floor apartment at Barn Stables combines convenience, character, and an unusually generous amount of outdoor space for a one-bedroom home in the centre of Lewes.

With its own private entrance and wraparound courtyard garden, the property offers a sense of independence and seclusion that is rare to find in an apartment setting.

The location could not be more ideal – just moments from Lewes' bustling High Street, where you'll find an array of boutique shops, artisan cafés, and excellent restaurants.

For commuters, Lewes train station is within easy walking distance, providing fast and direct connections to Brighton and London.

Inside, the accommodation is well-proportioned and thoughtfully laid out. A welcoming hallway leads into a double bedroom with built-in wardrobes, providing plenty of storage.

The bathroom is complemented by a separate W.C., while the spacious living room enjoys a bright, airy feel and opens directly onto the private garden.

This garden is a standout feature, wrapping around the apartment to create more outside space than many terraced houses in the area – an ideal setting for entertaining friends, enjoying summer barbecues, or simply unwinding in peace.

Further benefits include an allocated parking space within the development, with additional on-street parking available nearby (permit required from the council).





### Lounge/Diner

16'6 x 10'4 (5.03m x 3.15m)

### Kitchen

8'0 x 6'6 (2.44m x 1.98m)

### Bedroom

2'10 x 10'4 (0.86m x 3.15m)

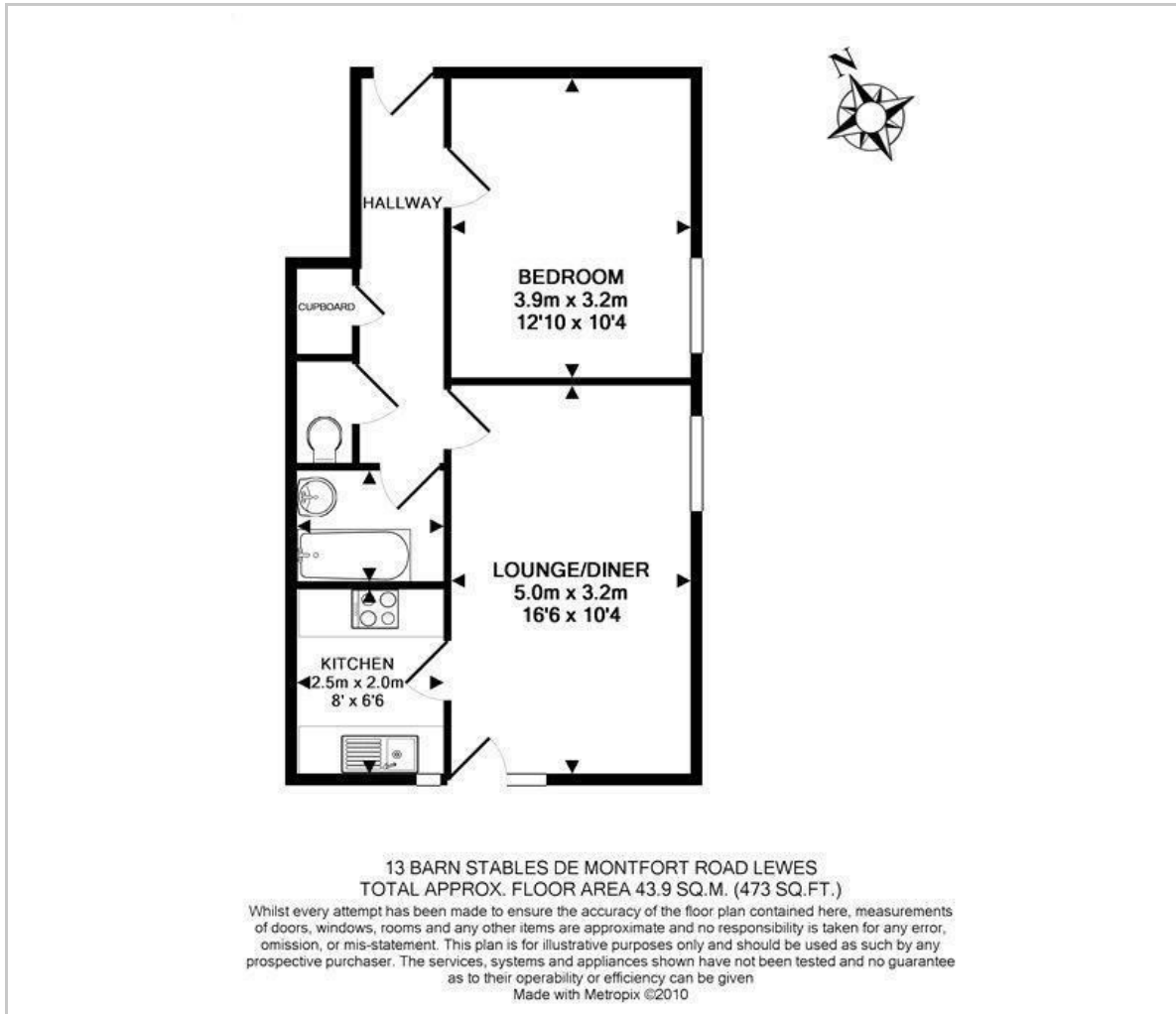
**Council Tax Band - B £1,947 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 100 years remaining on the lease. The service charge is £300 per annum and a ground rent of £50 per annum.



## Floor Plan

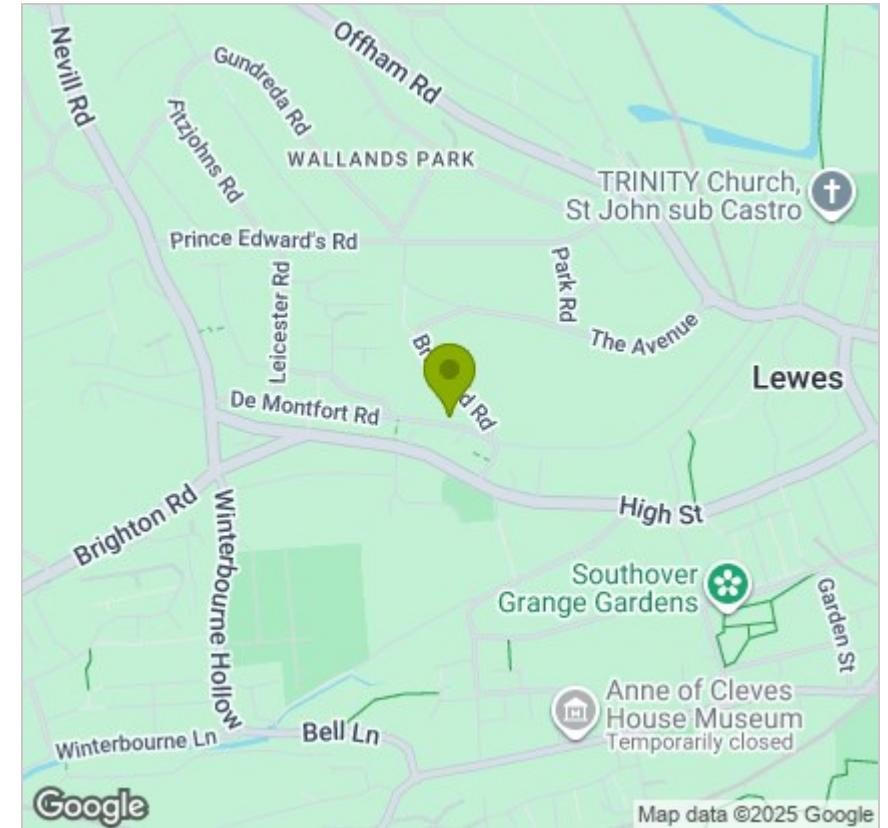


## Viewing

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

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## Area Map



## Energy Efficiency Graph

