



OAKFIELD



St. Martins Lane, Lewes

Price Guide £260,000



1



1



1



D

# SUMMARY

---

GUIDE PRICE £260,000 - £270,000

Occupying a commanding position at the summit of a historic townscape, this exceptional top floor apartment offers a truly bird's-eye view of Lewes. Nestled on the picturesque St. Martins Lane, just off the vibrant High Street, the property provides a rare sense of independence and seclusion, feeling like a private sanctuary above the hustle and bustle of the town.

The heart of the home is a magnificent, double-aspect open-plan living room and kitchen. Characterized by vaulted ceilings and rustic painted wood beams, this space is flooded with natural light and serves as a spectacular gallery for the town's history. From here, you are treated to a breath-taking perspective, looking south, the view stretches over the historic rooftops of Southover to the dramatic chalk cliffs and the Newhaven Valley, where the English Channel glimmers on the horizon. The kitchen is finished to a high contemporary standard, featuring granite worktops and sleek, integrated appliances that remain unobtrusive to the living area.

To the rear, the bedroom offers an intimate, front-row view overlooking the High Street to the iconic Lewes Castle and the Barbican Gate. This room combines character with clever design, featuring an attractive vaulted mezzanine and



innovative storage solutions, including built-in wardrobes and deep eaves drawers. A modern shower room serves the apartment, boasting contemporary fixtures and stylish stone tiling.

Located moments from the Depot Cinema, the mainline station, and the tranquil Grange Gardens, this apartment offers the ultimate Lewes lifestyle. Whether you are waking up to the rolling South Downs or relaxing in the evening against the backdrop of the Castle, this home provides a perspective on the town that is simply unmatched. Lease Term: 125 years from 29th September 2020. Service Charge: £3100 per annum.



**Kitchen/Living Room**

15'2" x 14'2"

**Bedroom**

13'10" x 11'8"

**Bathroom**

Council Tax Band B - £2,043.53 Per Annum













# INFORMATION

---

## Tenure

Leasehold

## Local Authority

Lewes Borough Council

## Council Tax Band

**B**

## Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

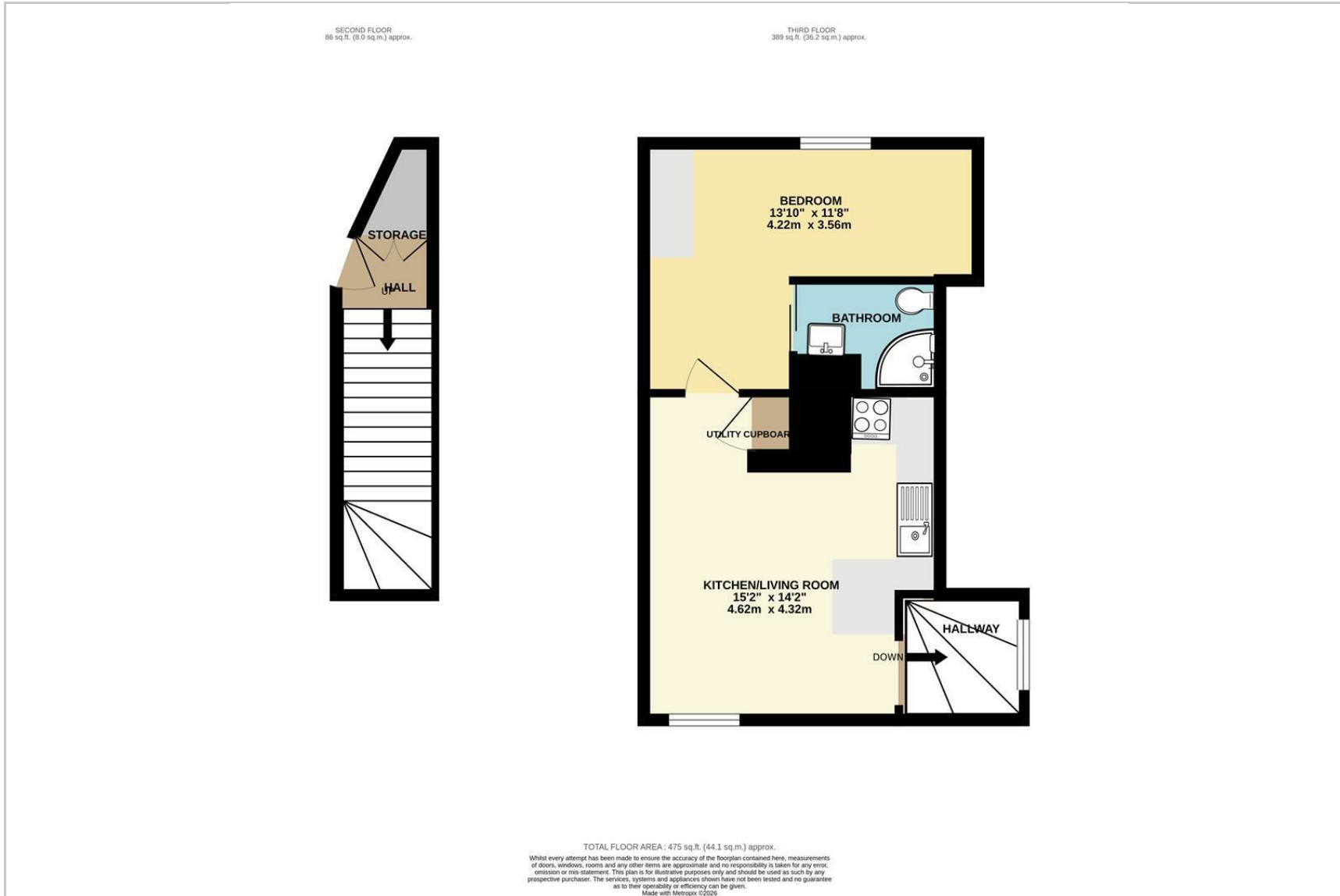
## Viewings

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

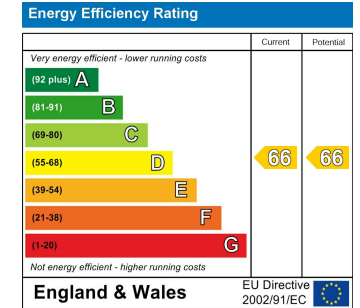
## Area Map



# Floorplan



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.