



OAKFIELD

St. Pancras Road, Lewes BN7 1JE

Offers In The Region Of £200,000





## St. Pancras Road, Lewes BN7 1JE

Nestled in the sought-after Southover area of Lewes, this stylish and light-filled one-bedroom top-floor apartment offers a fantastic opportunity for first-time buyers or investors.

Set on the corner of a well-maintained block, the property enjoys elevated views across Lewes towards the South Downs and benefits from a peaceful residential setting just moments from the historic Southover High Street.

The apartment has been tastefully modernised and thoughtfully reconfigured by the current owners to create a bright, comfortable, and low-maintenance home.

The spacious living room provides far-reaching views, while the contemporary kitchen features an integrated oven, modern washing machine, and space for both a fridge and freezer. The large double bedroom includes built-in wardrobes and direct access to a sleek, modern white bathroom.

Unlike many similar properties, this flat has been upgraded with a modern electric boiler and radiator system, providing reliable heating and hot water. Safety certificates are in place, making the property fully compliant and ready to let.

The apartment is offered with vacant possession and no onward chain, making it a hassle-free purchase whether you're looking to move in or rent out immediately.

Outside, residents benefit from a secure, lockable storage shed—perfect for bikes or extra belongings—and a FREE parking permit for one vehicle. With a long 179 year lease and exceptionally low annual costs (approx. £zero ground rent and £200 service charge), this property combines great value with prime location.

Just a short walk from Lewes town centre and the mainline train station, the apartment is ideally located for commuters and anyone looking to enjoy the town's vibrant community, independent shops, restaurants, pubs, and cultural attractions.

With excellent transport links to London, Brighton, and the South Coast, this is a rare opportunity to secure a modernised home in one of Sussex's most desirable towns.







### Living Room

15'5" x 10'7" (4.71m x 3.23m )

### Kitchen

8'9" x 8'9" (2.68m x 2.67m )

### Bedroom

15'3" x 9'0" (4.66m x 2.76m )

**Council Tax Band - A £1,752 per annum**

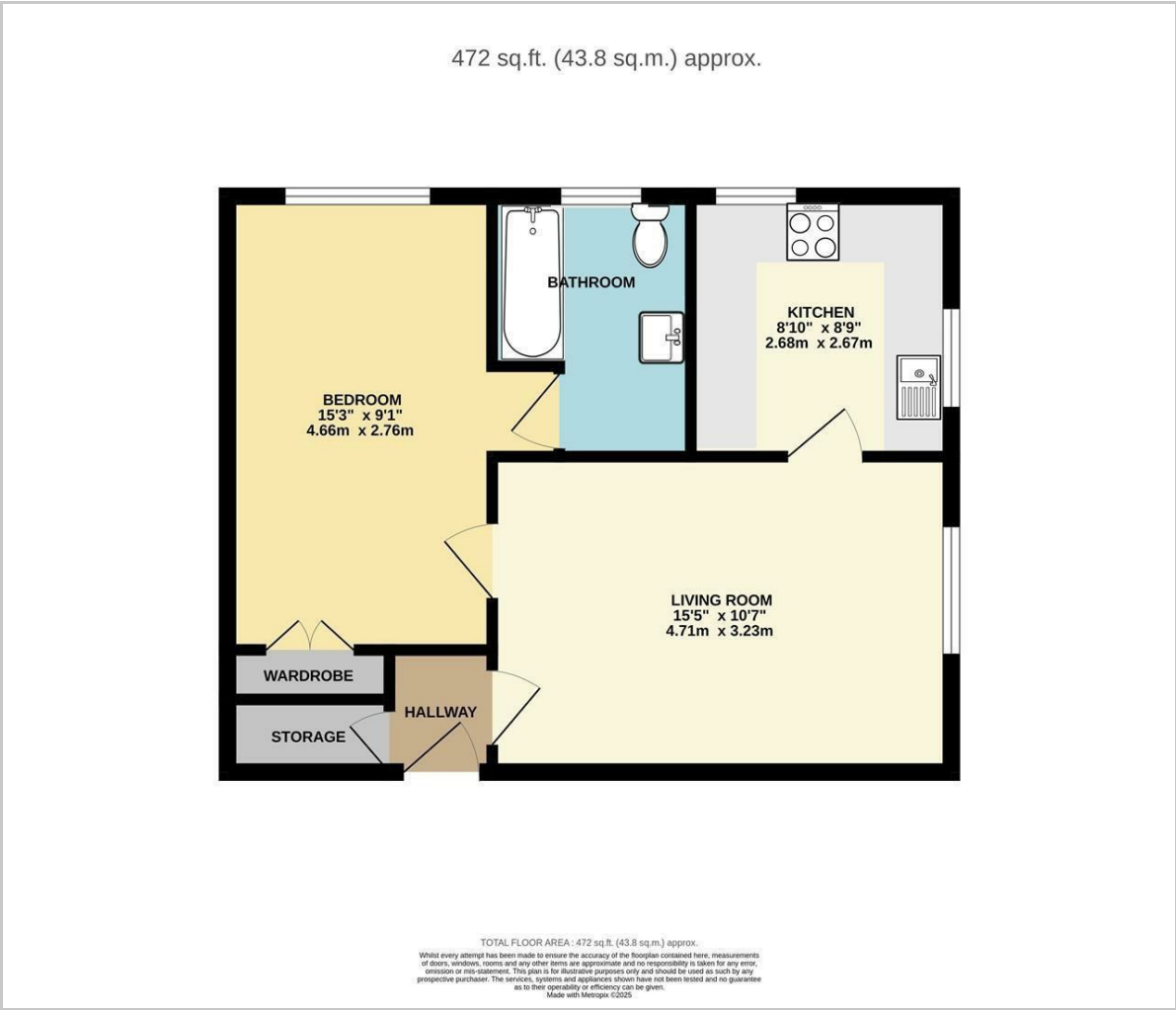
### Lease Information

The seller advises that the property is offered from leasehold and has approximatley 90 years remaining. The service charge is £200 and with a ground rent of £60. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.





Floor Plan



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.

Area Map



Energy Efficiency Graph

