

OAKFIELD

St. Pancras Gardens, Lewes, BN7 1HZ

Asking Price £225,000

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Situated in the historic county town of Lewes, this bright and generously proportioned two bedroom ground floor flat offers an appealing combination of character, versatile living space and exciting potential. With attractive wooden flooring throughout, two double bedrooms and a flexible layout, the property is offered to the market chain free.

One of the particularly charming features is the arrangement of the kitchen and living room, connected by a lovely set of double doors. These can be opened to create a sociable, open-plan feel, ideal for everyday living and entertaining, or closed to provide two separate rooms. With the kitchen also accessible independently from the hallway, the layout offers the best of both worlds.

Both bedrooms are comfortable doubles, with the principal bedroom being particularly generous in size, whilst the modern bathroom suite provides a fresh, contemporary finish. An internal, as well as external storage room offers valuable additional space.

Filled with natural light, the flat provides a wonderful opportunity for a new owner to introduce their own style and finishing touches. Whilst some updating would enhance the accommodation, the generous proportions, wooden flooring and versatile layout provide a fantastic starting point.

St Pancras Gardens is conveniently positioned for enjoying everything Lewes has to offer, from its independent shops, cafés and restaurants to its thriving cultural scene and beautiful surrounding countryside. Lewes mainline railway station provides connections to Brighton, London and beyond, whilst the South Downs National Park is within easy reach.

Offered on a leasehold basis, with access to a permit-only car park and no onward chain, this is a fantastic opportunity to create a wonderful home in Lewes.

Remaining years on Lease: 88 Years



















Living Room
14'5" x 13'0" (4.39m x 3.96m)

Kitchen
11'11" x 7'9" (3.63m x 2.36m)

Bedroom One
14'2" x 10'2" (4.32m x 3.10m)

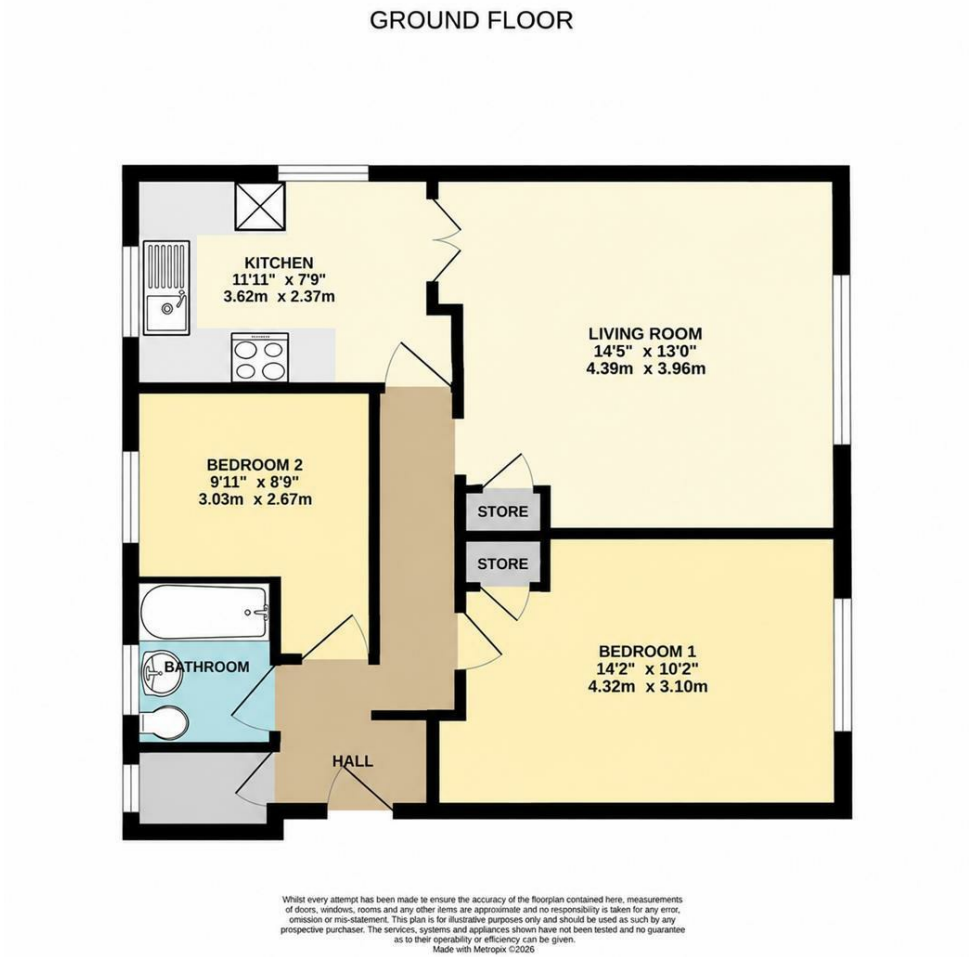
Bedroom Two
9'11" x 8'9" (3.02m x 2.67m)

Bathroom

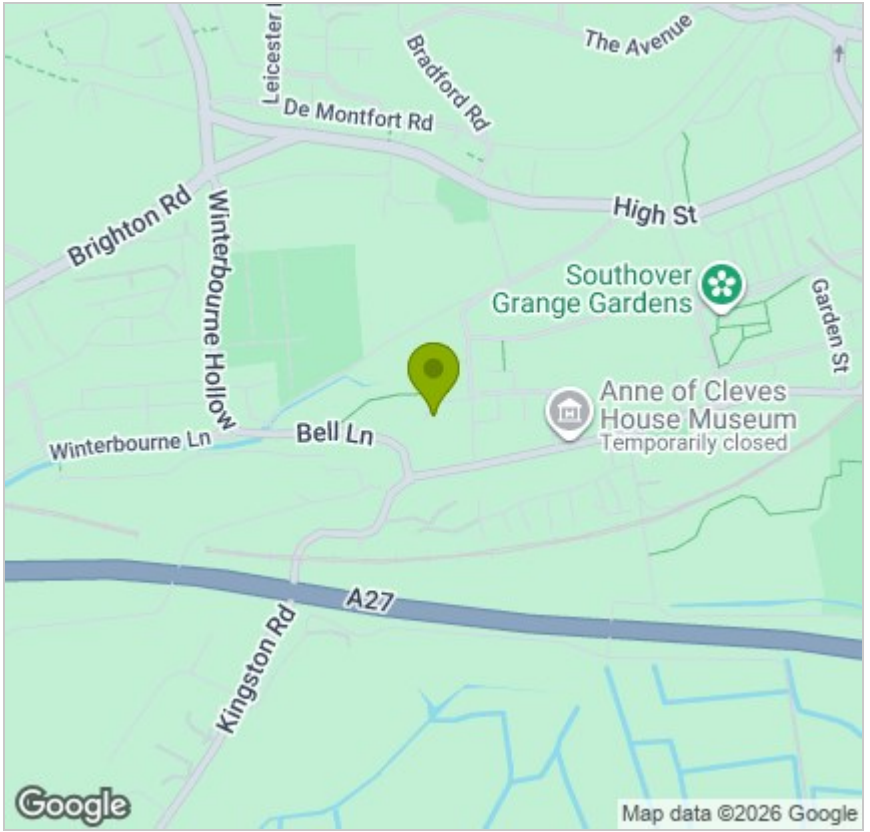
Council Tax Band B - £2,143.69 Per Annum

Annual Service Charge - £1068.31

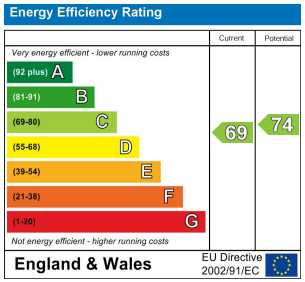
Floor Plan



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.

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