

OAKFIELD

St. Annes Crescent, Lewes BN7 1SD

Asking Price £420,000

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Situated within the prestigious Southdown House on the ever popular St Anne's Crescent in Lewes, this beautifully presented two bedroom duplex apartment offers a wonderful balance of character, space and convenience in an exceptional central location.

Arranged over the first and second floors, the property features a bright and spacious open plan sitting room, dining area and kitchen, creating an ideal space for both relaxing and entertaining. Large windows allow natural light to pour through the apartment, whilst doors open onto a private balcony overlooking the attractive surroundings.

The first floor also benefits from a versatile additional room, ideal as a home office, occasional bedroom or study, together with a cloakroom/WC, perfectly suited to modern day living.

Upstairs, the property continues to impress with two generous double bedrooms, both enjoying charming character features and excellent storage. A well appointed bathroom completes the accommodation.

Externally, the apartment further benefits from private off road parking and access to beautifully maintained communal gardens, offering a rare sense of tranquillity and greenery within such easy reach of the town centre.

Southdown House is ideally positioned just a short walk from the heart of historic Lewes, renowned for its independent shops, cafés, restaurants and vibrant community atmosphere. Lewes mainline railway station is nearby, providing regular direct services to London Victoria and Brighton, making the property particularly appealing for commuters. The A27 and A23 are also easily accessible, offering excellent road connections across Sussex and beyond.

Surrounded by the breathtaking South Downs National Park, this superb apartment offers the best of both worlds: the charm and convenience of town centre living combined with beautiful countryside on your doorstep. An outstanding opportunity for professionals, downsizers or investors alike.

























Open plan - Kitchen / Dining / Living
28'10 x 21'0 (8.79m x 6.40m)

Bedroom 1
14'10 x 13'9 (4.52m x 4.19m)

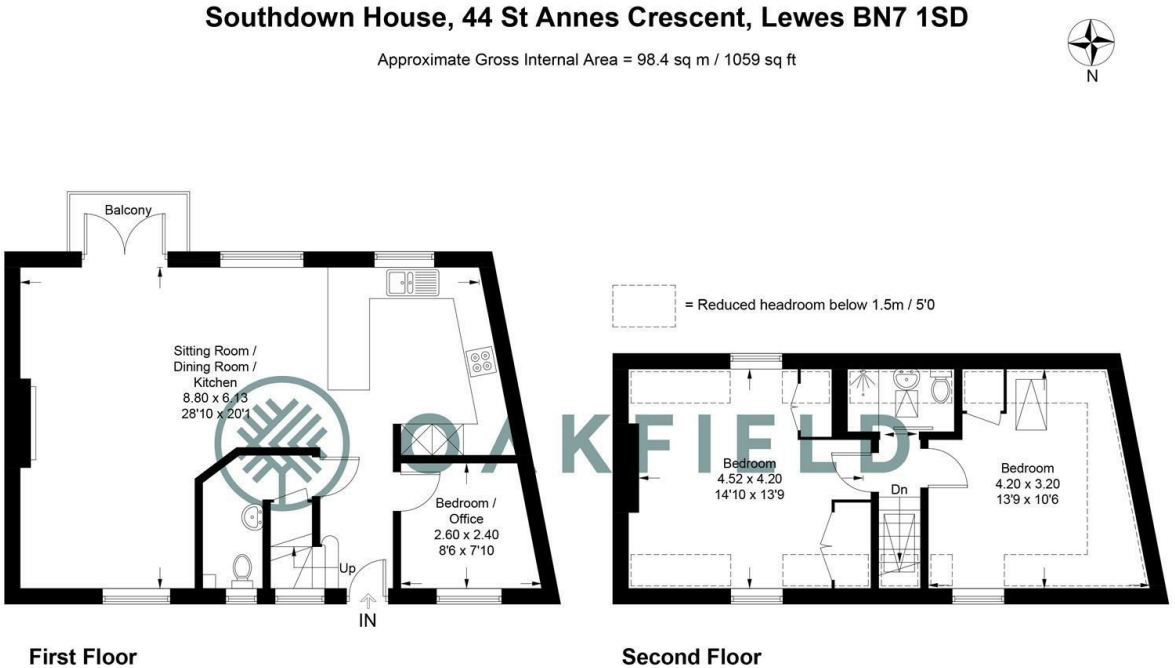
Bedroom 2
13'9 x 10'5 (4.19m x 3.18m)

Bedroom 3 / Office
8'6 x 7'10 (2.59m x 2.39m)

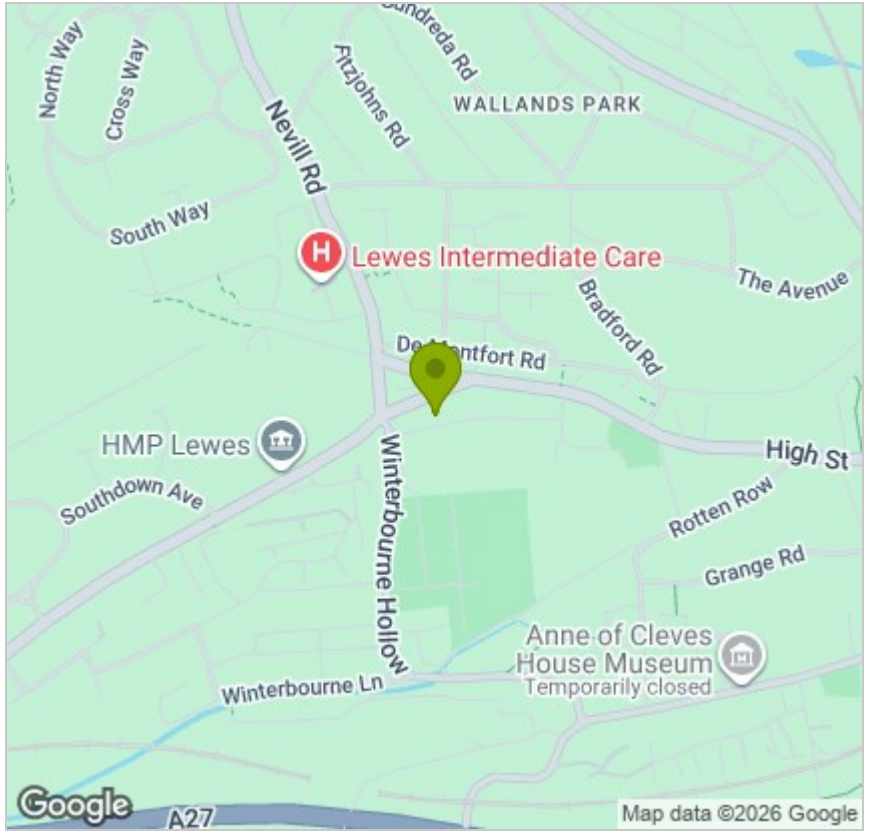
Council Tax Band - C

Lease Information
The seller advises that the property is offered as leasehold and has approximately 979 years remaining on the lease. The service charge is £3,905 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

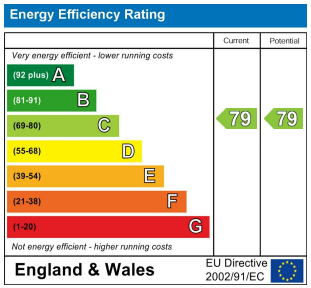
Floor Plan



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.

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.