



OAKFIELD



St. Annes Crescent, Lewes BN7 1SD

Asking Price £570,000



## St. Annes Crescent, Lewes BN7 1SD

Situated in the prestigious Southdown House in St Annes Crescent, Lewes, this beautifully presented two-bedroom duplex apartment offers a superb blend of space, style, and convenience.

Positioned on the first and second floors, the property boasts a spacious open-plan sitting room, dining area, and kitchen, flooded with natural light and opening onto a private balcony—perfect for enjoying the peaceful surroundings.

A versatile additional room on the first floor can serve as a bedroom or a home office, catering to modern living needs, as well as a downstairs cloakroom / wc.

Upstairs, two generous double bedrooms benefit from charming character features and excellent storage, with a well-appointed bathroom completing the accommodation.

Further enhancing the lifestyle on offer, the property includes private off-road parking and access to the beautifully landscaped communal gardens, providing a rare sense of peace and greenery within such a central location.

Southdown House enjoys a prime position within easy walking distance of Lewes' historic town centre, known for its vibrant mix of independent shops, cafés, and restaurants.

Excellent transport links enhance its appeal, with Lewes railway station nearby offering regular direct services to London Victoria and Brighton, ideal for commuters and day-trippers alike.

The A27 and A23 road networks are also easily accessible, providing swift connections across Sussex and beyond. Surrounded by the stunning South Downs National Park, residents can enjoy both the charm of town living and the beauty of the countryside, making this an outstanding opportunity for professionals, downsizers, or investors seeking a stylish and well-connected home.





### Open plan - Kitchen / Dining / Living

28'10 x 21'0 (8.79m x 6.40m)

### Bedroom 3 / Office

8'6 x 7'10 (2.59m x 2.39m)

### Bedroom

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

### Bedroom

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

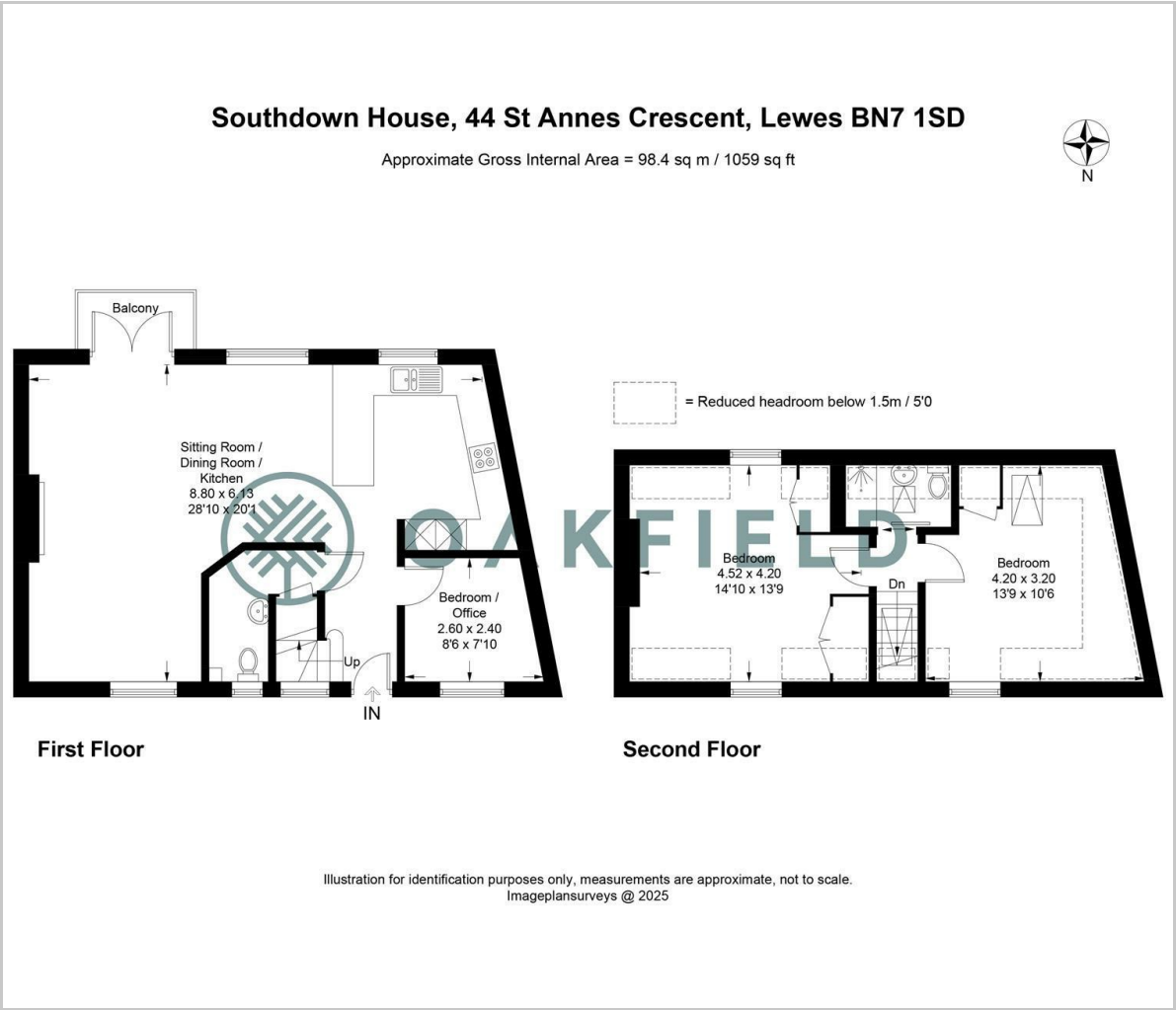
### Council Tax Band - C

### 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 £3,120 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



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

