



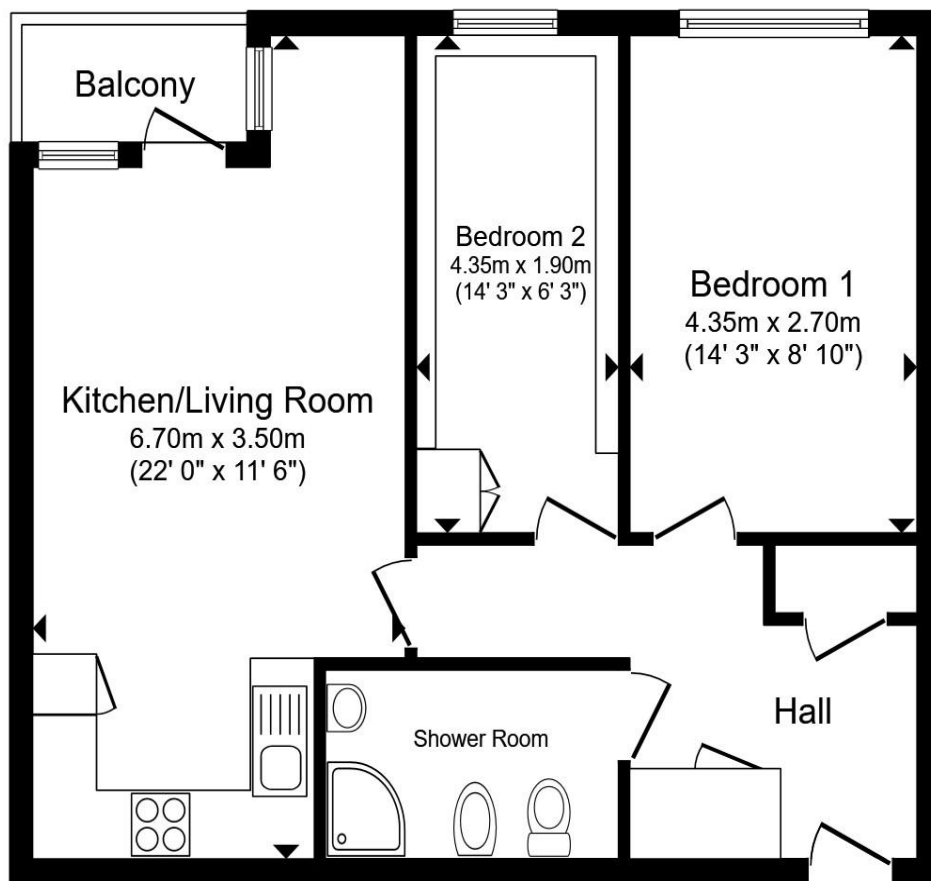
The Printworks St. Nicholas Lane, Lewes BN7 2GH

welcome to

The Printworks St. Nicholas Lane, Lewes

****No Onward Chain**** A well-presented two-bedroom apartment located in the heart of historic Lewes. The property features a bright open-plan kitchen/living space with access to a private balcony, two bedrooms with built-in storage and a modern shower room.





Ground Floor

Total floor area 57.2 m² (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

welcome to

The Printworks St. Nicholas Lane, Lewes

- No onward chain
- Prime central Lewes location on sought-after St Nicholas Lane
- Well-presented modern apartment
- Two bedrooms with built-in storage
- Spacious open-plan kitchen/living room

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LEW106545



Property Ref:
LEW106545 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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