

**57a High Street, Lewes, BN7 1XE**

**TO LET £1,350 PCM**



**3 Bedroom First Floor  
Apartment**

**EPC: D  
Council Tax Band: C**

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**spratt&son**   
estate agents and chartered surveyors





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## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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## LOCATION

Situated in a highly convenient location opposite Lewes Crown Court in the very heart of this historic town centre. The property is just a couple of hundred yards from Lewes Castle and also the main line Railway Station (London Victoria 65 mins, London Bridge 90 mins and Brighton 20 mins), with the Depot Cinema adjacent to the station. Lewes has a plethora of attractive buildings and cultural attractions as well as independent shops, pubs cafes and restaurants, together with 3 superstores.

## DESCRIPTION

We are pleased to announce the letting of this first floor High Street apartment. The property has 2 attractive bay windows, a 22' x 19' sitting room/kitchen, bathroom, 3 bedrooms with south facing aspect to the main bedroom and Lewes High Street to the others. The property has electric radiators, and period features including sash windows, dado panelling and many wardrobe cupboards.

Viewings are available from the 10th May 2024.

## RENT

£1,350 PCM

## HOLDING DEPOSIT

ONE WEEKS RENT

DEPOSIT £1557

## EPC RATING

*Copies of the EPC's and Recommendation Reports are available upon request.*



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