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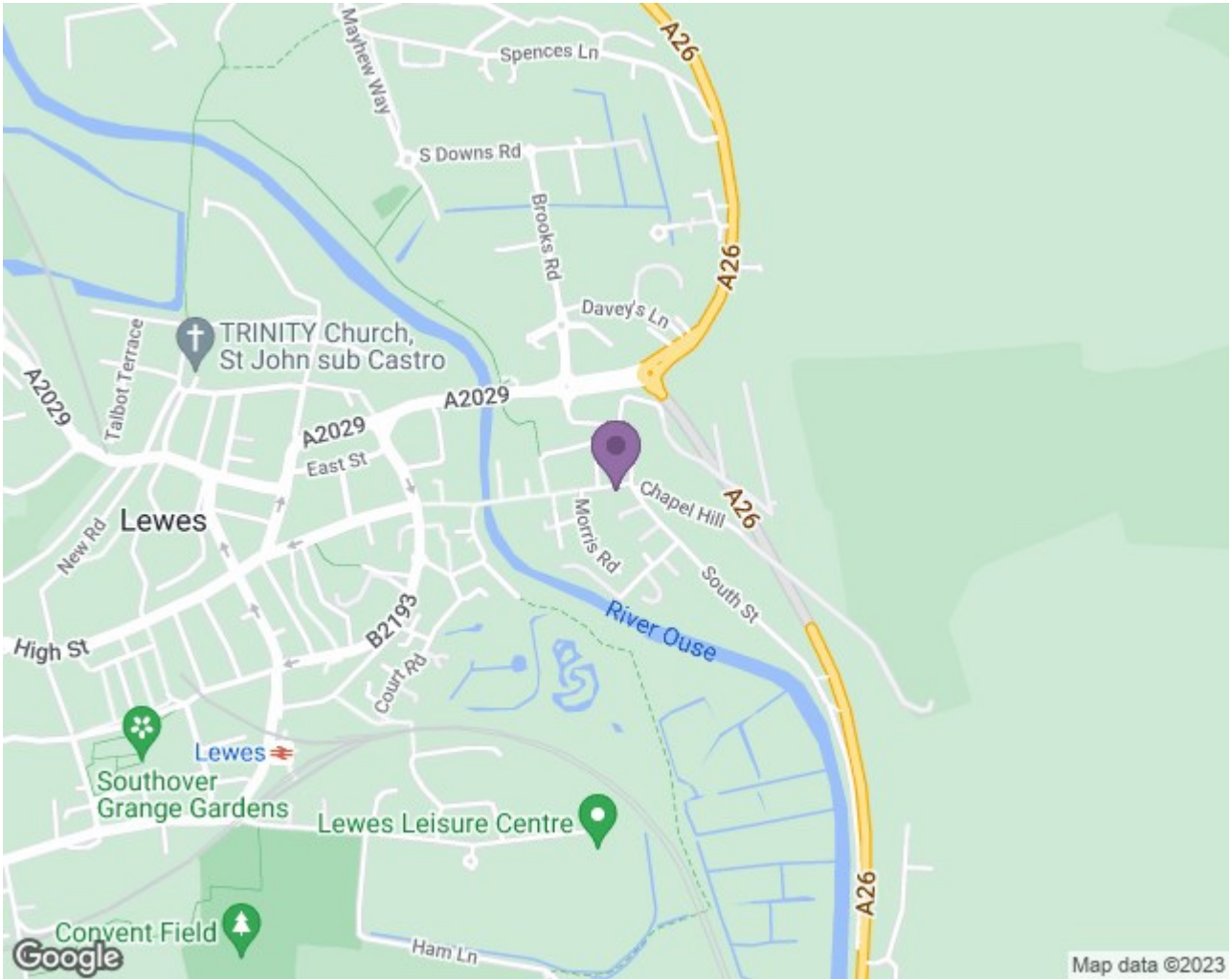
St Thomas Court, Lewes, East Sussex, BN7 2AW



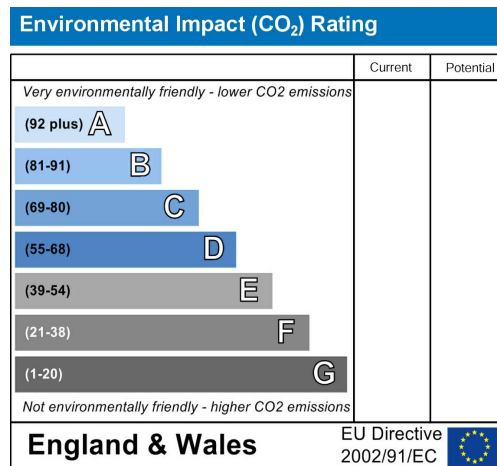
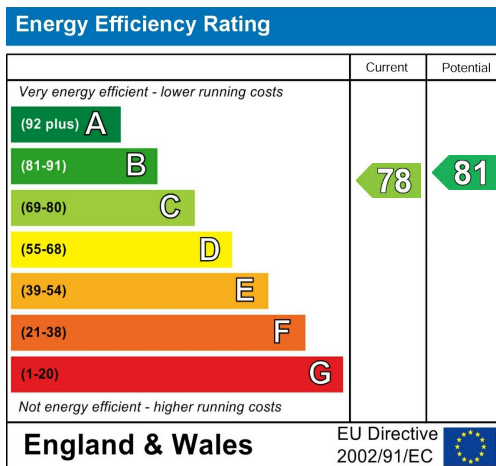
£119,950



Location Map



Energy Performance Certificate



Brighton & Hove City Office
Residential Sales & New Homes

T 01273 688881
E brighton@oakleyproperty.com

Shoreham-by-Sea Office
Residential Sales,
Lettings & New Homes

T 01273 661577
E shoreham@oakleyproperty.com

Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

T 01273 487444
E lewes@oakleyproperty.com

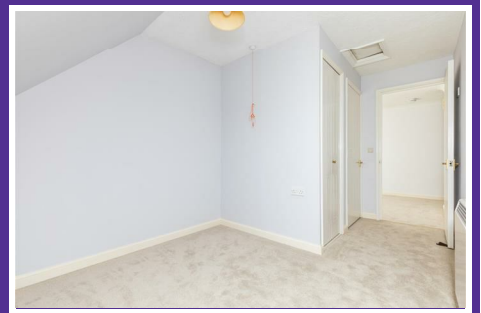
The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

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- One Bedroom
- Convenient location
- Good views
- Retirement property

- Top floor flat
- Recently re-decorated
- On-site warden
- EPC - C



The Property

A top floor retirement flat located in Cliffe High Street, within easy walking distance of local shops, supermarkets, Dr Surgery and the train station. The flat has recently been re-decorated and re-carpeted and offers pleasant views to the front and rear.

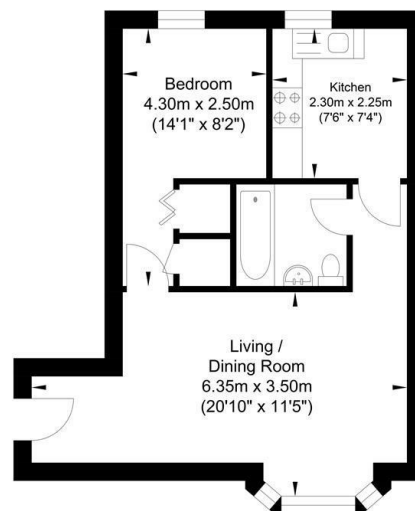
St Thomas Court has communal facilities along with an on-site warden.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

Floor Plan

Cliffe High Street, Lewes



Approximate Floor Area
404.50 sq ft
(37.58 sq m)

Approximate Gross Internal Area = 37.58 sq m / 404.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Solid wood front door leading to entrance hall opening into;

Lounge;

with a large bay window overlooking St Thomas a Beckett church courtyard, Cuilfail and the cliffs beyond. Night storage heater and fireplace with wooden surround, wooden mantel, tiled insert, and electric fire fitted. Entry phone system.

Bedroom;

window to the side, night storage heating. Built in wardrobe with hanging rail and storage above. Further storage cupboard with water cylinders.

Bathroom;

fitted with a suite comprising a panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, shaver light, wall mounted electric heater and fully tiled bathroom and heated towel rail.

Kitchen;

fitted with a range of wall and base fitted units with worksurface extending to include a stainless still sink unit, part tiled walls, space for electric cooker, space for fridge freezer. Window to the side.

Tenure: Leasehold

Years remaining: 67 Years

Annual ground rent: £150.00

Annual service charge: £3,790.19



T: 01273 487444