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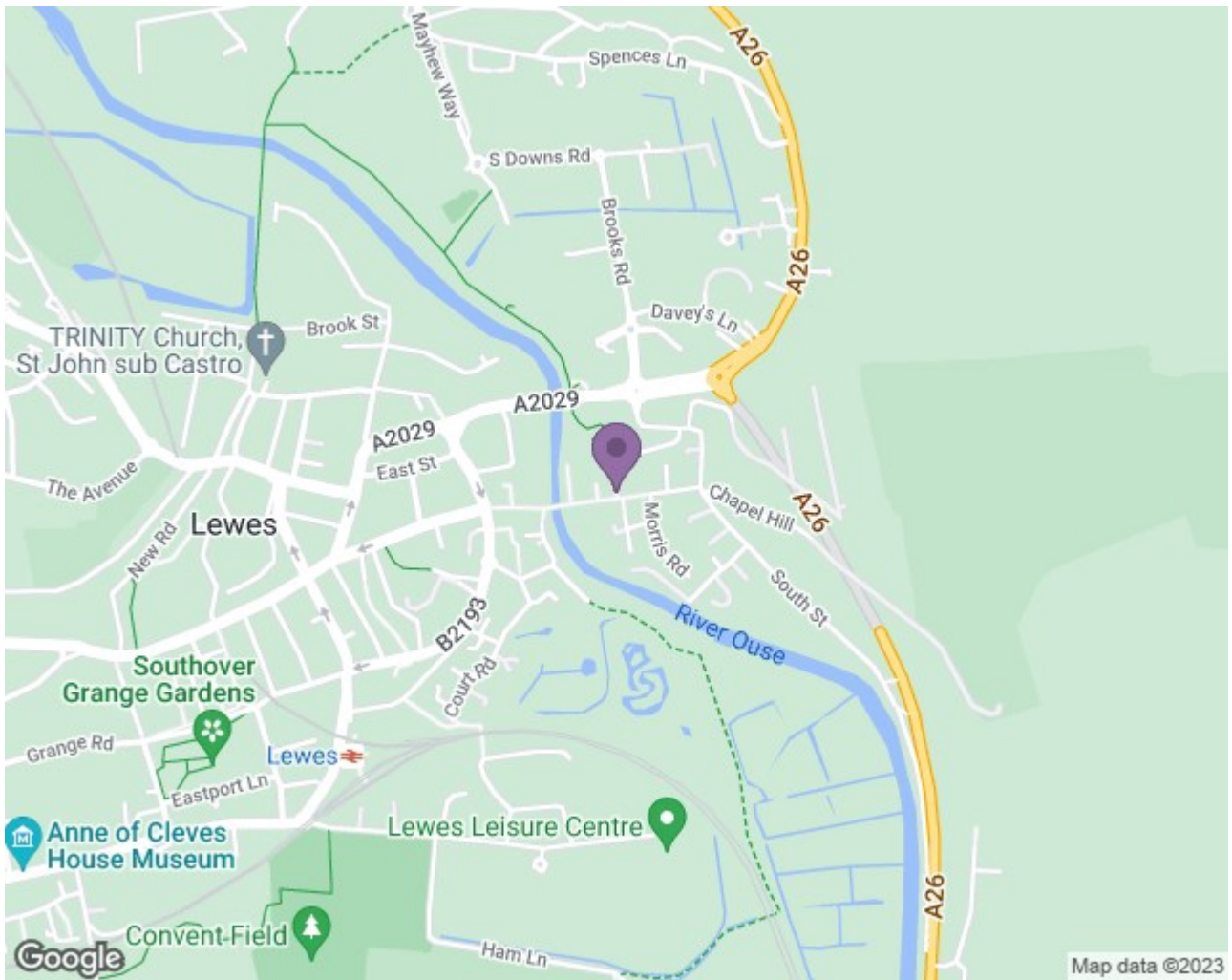
St Thomas Court, Lewes, East Sussex, BN7 2AW



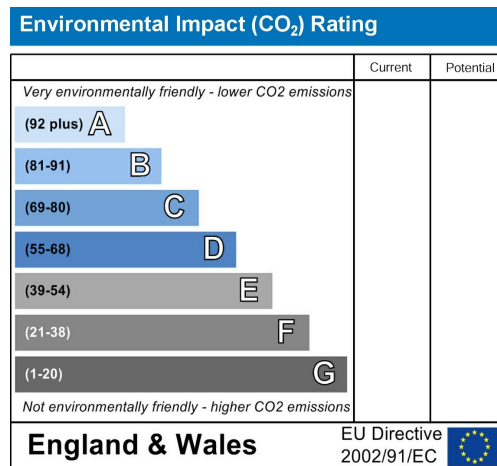
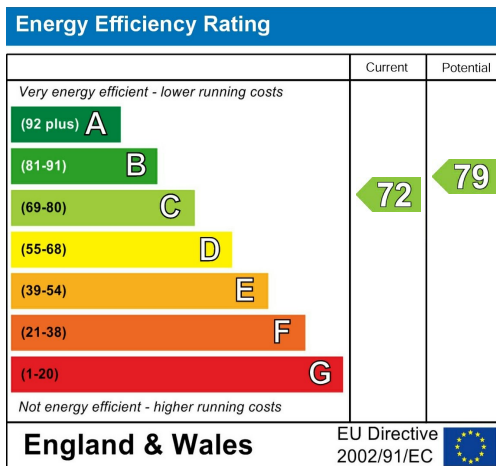
£99,950



Location Map



Energy Performance Certificate



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Residential Sales & New Homes

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Shoreham-by-Sea Office
Residential Sales,
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Residential Sales,
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The London Office
Residential Sales

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- Retirement development
- Large balcony
- Convenient location
- Communal facilities/ parking
- One bedroom
- View across the town
- Vacant possession
- EPC- C



The Property

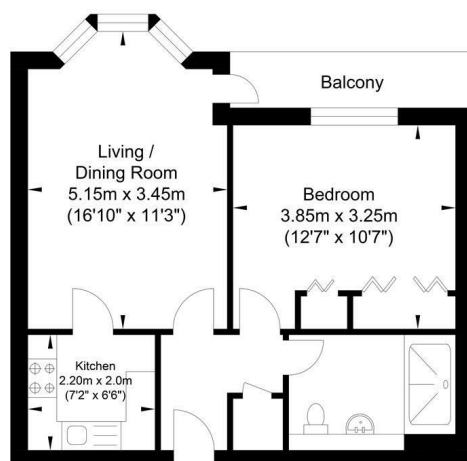
A first floor purpose built apartment within a retirement development in Lewes town centre. The property has a large balcony looking across the town, a double bedroom, lounge, kitchen and a shower room. There are communal facilities at St Thomas Court such as a launderette and a communal lounge in which many activities are arranged. There is a warden onsite during office hours and then it goes through to a central system, pull cords in all rooms to 24hour helpline. New carpets throughout, 2 guest suites to rent for visitors. Lift to all floors.

The Location

Lewes is the county town of East Sussex, nestled within the Southdowns National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town boasts an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. 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 Swimming Pool, Track, Tennis and Lido 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

St Thomas Court, Lewes



Approximate Floor Area
492.44 sq ft
(45.75 sq m)

Approximate Gross Internal Area = 45.75 sq m / 492.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Communal entrance hall with stairs and a lift.

Solid wood front door to:
entrance hall with entry phone system and warden call.

Doors to all rooms
Storage cupboard with hot and cold-water tank.

Lounge;
with a large bay window, night storage heater, wall display shelves.

Door to balcony;
offering a pleasant aspect.

Kitchen;
fitted with a range of modern units with a worksurface extending to include a stainless-steel sink unit, Blomberg electric cooker and Blomberg fridge/freeze, fluorescent strip light and part tiled walls.

Bedroom;
fitted with a double and single wardrobe, window to the side and night storage heater.

Bathroom;
fitted with a double width shower with glass sliding doors, pedestal wash hand basin, low level w/c, wall mounted electric heater and electric heated towel rail.

Communal facilities include a launderette and lounge and unallocated car parking is first come first served for residents and visitors.

Tenure: Leasehold
Years remaining: 67 Years
Annual ground rent: £150 PA
Annual service charge: £3,783
Council tax: Band B



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