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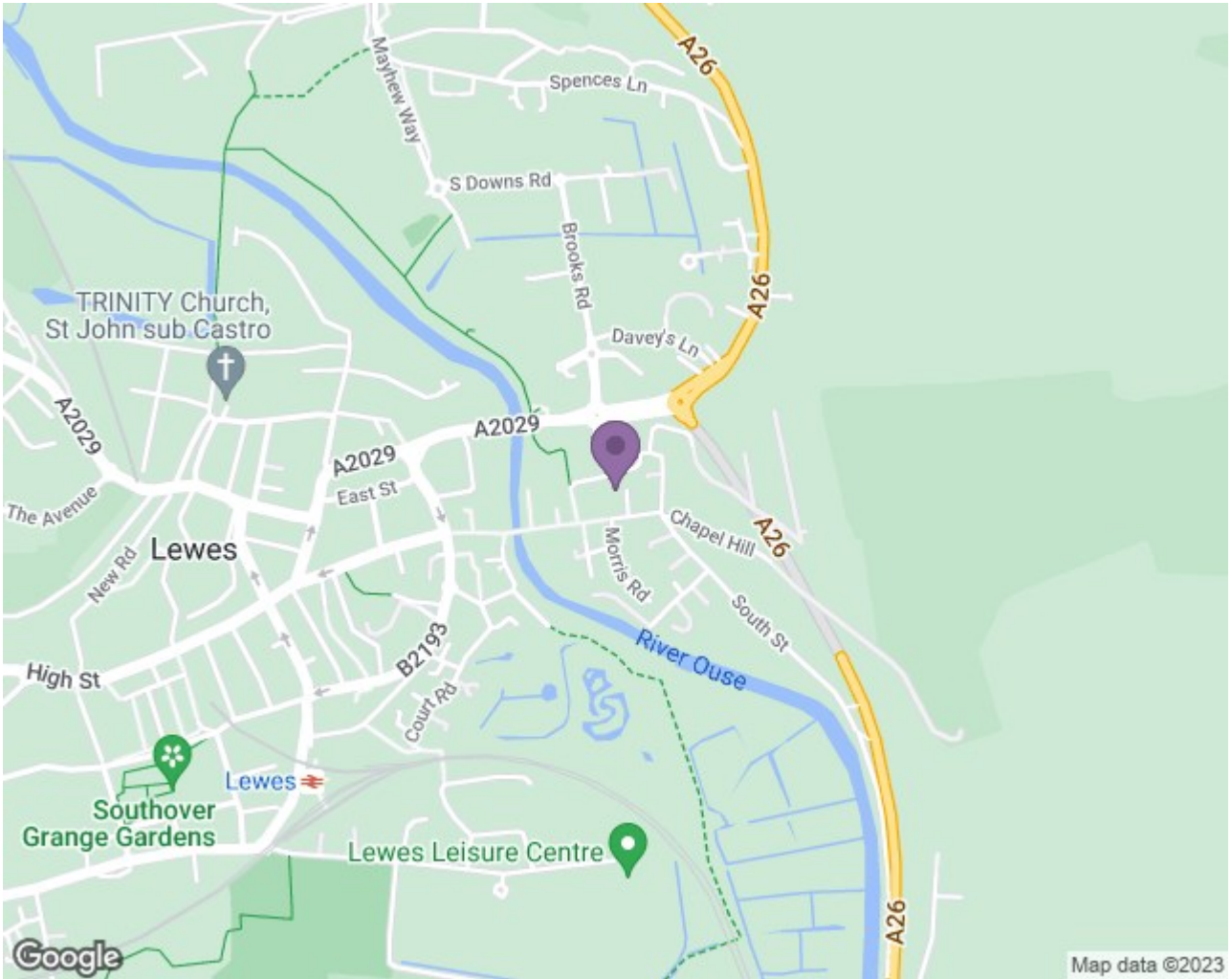
St Thomas Court, Lewes, East Sussex, BN7 2AW



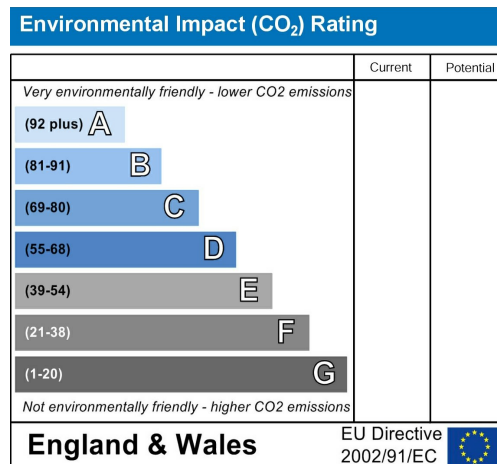
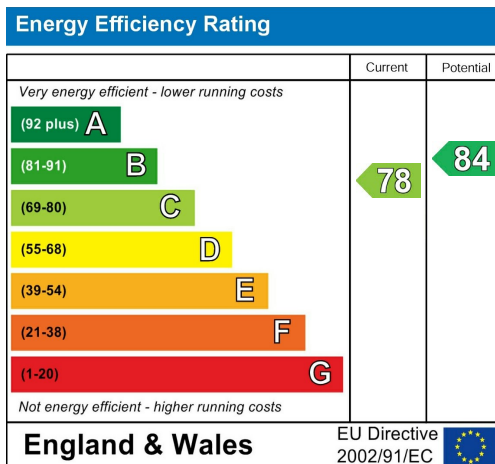
£109,950



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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The London Office
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- Retirement Apartment
- One bedroom
- Warden assisted
- Balcony

- No onward chain
- New carpet throughout
- Central location
- EPC - C



The Property

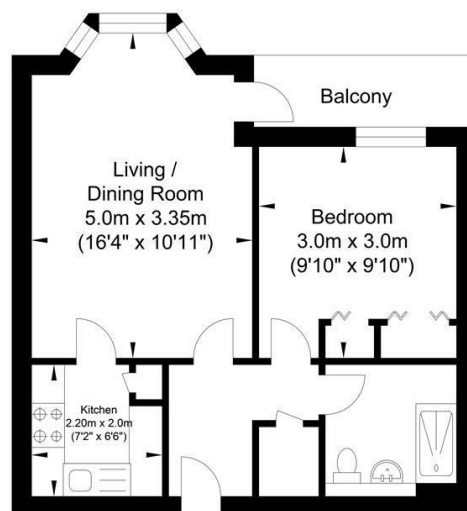
A retirement apartment located in a popular development in Cliffe High Street within a level walking distance of local shops, supermarkets, medical Centre and other local facilities. The property has the benefit of being recently re-carpeted and is offered in good order throughout. There are communal facilities here such as a launderette, communal lounge and an warden in the office during working hours. There is parking on a first come first served basis.

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
414.73 sq ft
(38.53 sq m)

Approximate Gross Internal Area = 38.53 sq m / 414.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Communal front door with entrance hall, stairs and lift leading to all floors.

Solid wood front door to private entrance hall:

With intercom entry door system. cupboard housing hot and cold-water cylinder with slatted shelving.

Lounge;

Bay window offering a pleasant outlook towards Harveys Brewery and towards the Downs, wooden fireplace with tiled insert and electric fire. Night storage heater and door to good size Balcony.

Kitchen;

Fitted with a range of wall and base mounted units with a work surface extending to include a stainless sink with mixer taps over. Wall and base mounted units, freestanding fridge/freezer, slot in electric cooker, part tiled walls, extractor fan and a strip light.

Bedroom;

With a window to the side, built in double wardrobe cupboard with hanging rail and storage above and further single wardrobe with rail and storage above, night storage heater.

Bathroom;

Refitted with a shower cubicle with glass shower screen, fully tiled shower area, extractor fan, pedestal wash hand basin with mirror over, low level w/c, shaver light and point and wall mounted fan heater and electric towel rail.

Tenure: Leasehold

Years remaining: 67 years

Annual ground rent: £150.00

Annual service charge: £3,790.19



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