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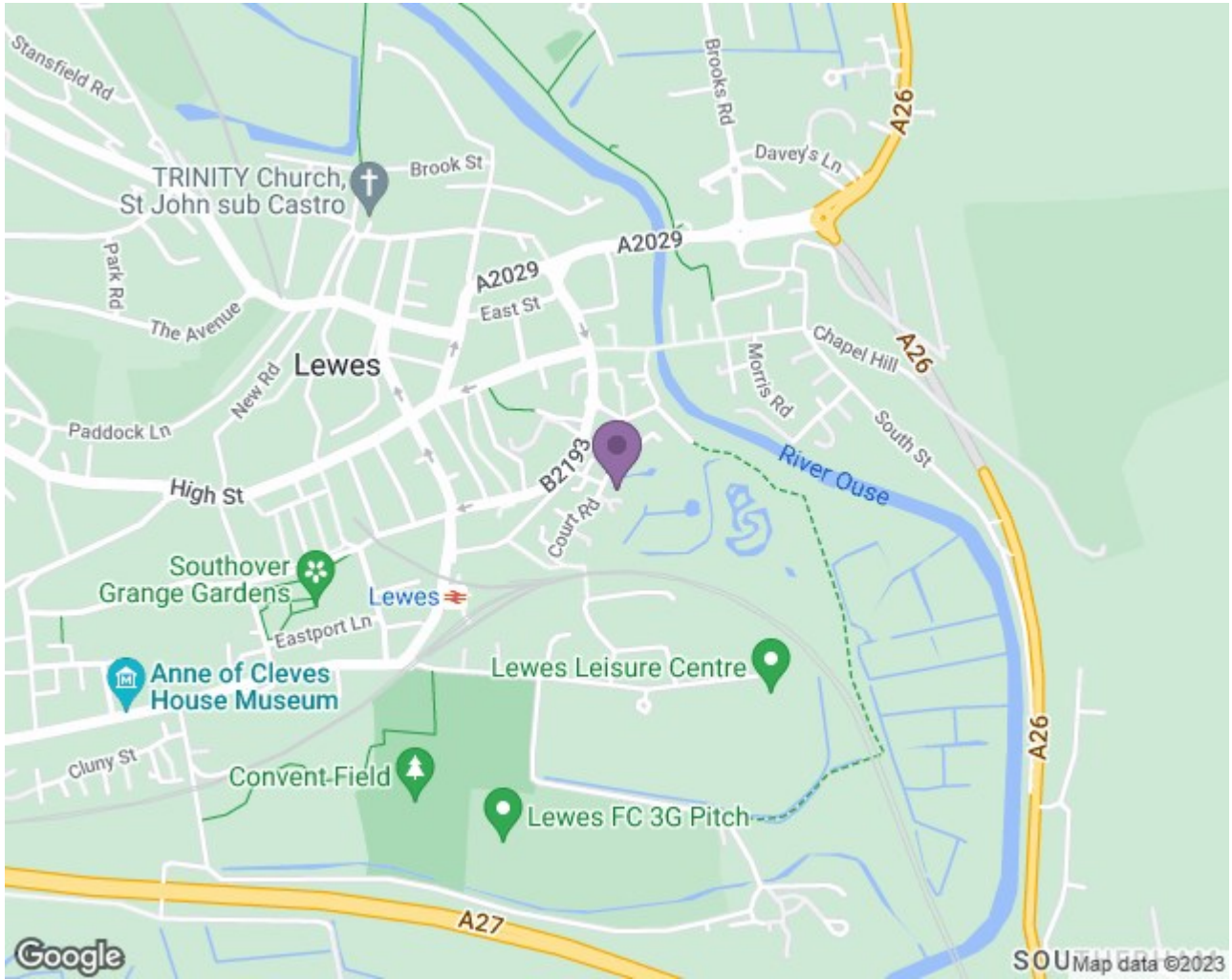
**Court Road, Lewes, East Sussex, BN7 2SA**



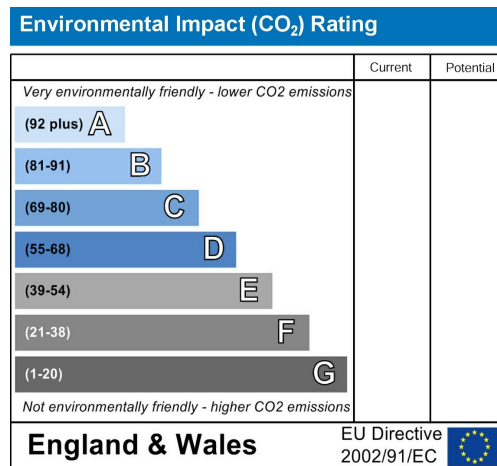
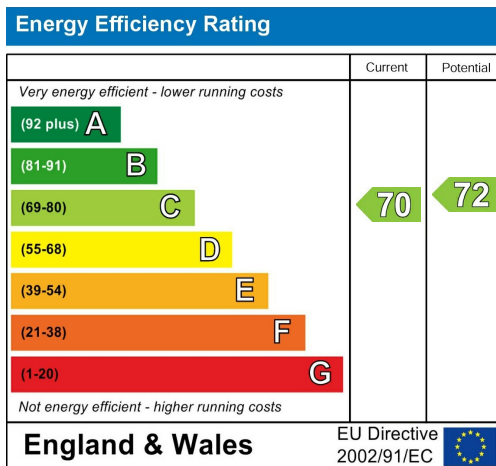
**£325,000**



## Location Map



## Energy Performance Certificate



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- Purpose Built Apartment
- Two double bedrooms
- Allocated parking space
- Good location

- Second floor
- Very well presented
- Useful storage room
- EPC - C



## The Property

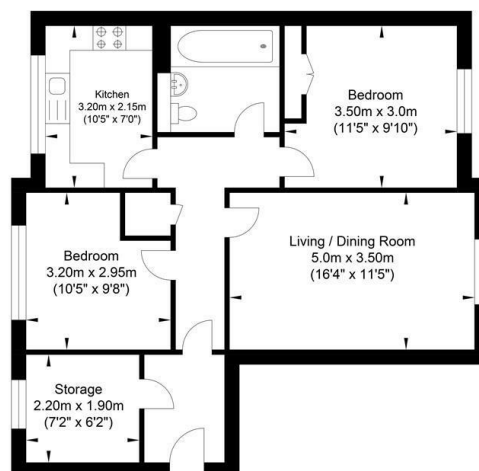
A very well presented second floor purpose built apartment with two double bedrooms, a modern kitchen and bathroom, useful storage room, allocated parking space. The property is location in Court Road which is in the town centre and very close to the shops, railway station and all of the local amenities.

## 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 offers 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 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 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

### Court Road, Lewes



Approximate Floor Area  
722.79 sq ft  
(67.15 sq m)



Approximate Gross Internal Area = 67.15 sq m / 722.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Front door to communal Entrance hall.

Stairs rising to second floor.

Part glazed front door to;  
entrance lobby..

Storage room/ utility area;  
window to the front overlooking the nature reserve.

Solid door into entrance hall;  
with entry phone system. Hatch access to loft space,  
electric night storage heater and spotlight ceiling  
cluster. Deep storage cupboard with shelving

Lounge/dining room;  
with a window to the rear offering a pleasant outlook,  
night storage heater, two ceiling light clusters.

Bedroom 2;  
window to the front, overlooking the nature reserve.

Kitchen;  
fitted with a range of modern units with a work surface  
extending to include a 1½ bowl sink unit with mixer taps,  
space and plumbing for washing machine, space for  
electric cooker, space for undercounter fridge, part tiled  
walls, large window overlooking the nature reserve and  
central ceiling light cluster.

Bathroom;  
fitted with a modern suite, comprising of a panelled bath  
with shower over, glass shower screen, part tiled walls,  
wash hand basin, low level w/c, shaver light and point.

Bedroom 1;  
window to the rear, night storage heater, wardrobe with  
hanging rail and storage over, ceiling light cluster.

Outside;  
there are communal gardens adjoining the nature  
reserve, bin store and communal washing area.

Allocated parking space.

Tenure: Leasehold

Years remaining: 966

Annual service charge: £1500.00



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