



Court Road, Lewes, East Sussex, BN7 2SA

Asking Price £299,950

Court Road, Lewes, East Sussex, BN7 2SA

A first floor purpose built apartment located in a very convenient town centre location with a long lease.

The Property

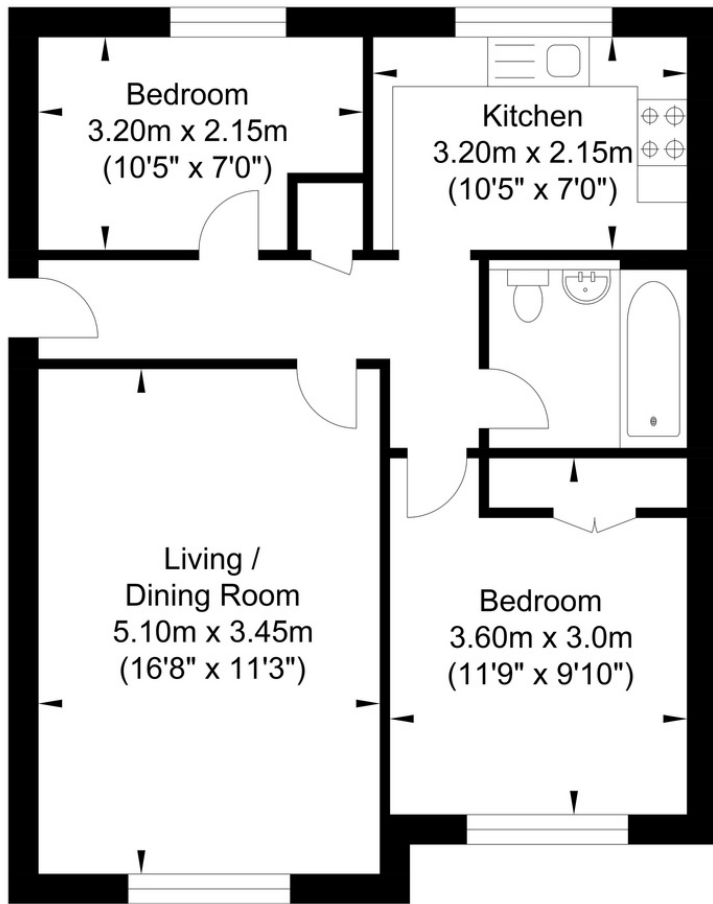
The apartment has been recently re-decorated and has a re-fitted contemporary kitchen with ample storage cupboards and built-in oven and hob. There are two double bedrooms - one with a large wardrobe with shelving and hanging space and the lounge has a pleasant aspect with a large window and a fitted electric fire set in a feature fireplace. The bathroom has a fully tiled shower area with bath with shower over, LLWC and pedestal wash hand basin.

Outside communal gardens are maintained by a garden contractor, there is a washing drying area and bin store. Allocated parking space right outside the property and further visitor spaces.

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.





Approximate Floor Area

575.76 sq ft
(53.49 sq m)

Approximate Gross Internal Area = 53.49 sq m / 575.76 sq ft

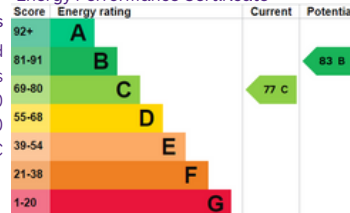
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure: Leasehold - Share Of Freehold
 Years Remaining: 965 Years
 Annual Ground Rent: £0
 Annual Service Charge: £1,500
 Council Tax Band: C

Energy Performance Certificate



Oakley

Your Sussex Property Expert

Lewes Property Hub
 01273 487 444
 14a High Street, Lewes BN7 2LN
 www.oakleyproperty.com
 lewes@oakleyproperty.com

We also have offices in:
 Shoreham by Sea
 Brighton & Hove
 The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.