



Clayhill Court, Lewes, East Sussex, BN7 2FN

Asking Price £315,000

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A bright and spacious first floor apartment offered in good decorative order with two double bedrooms and a southerly balcony.

The Property

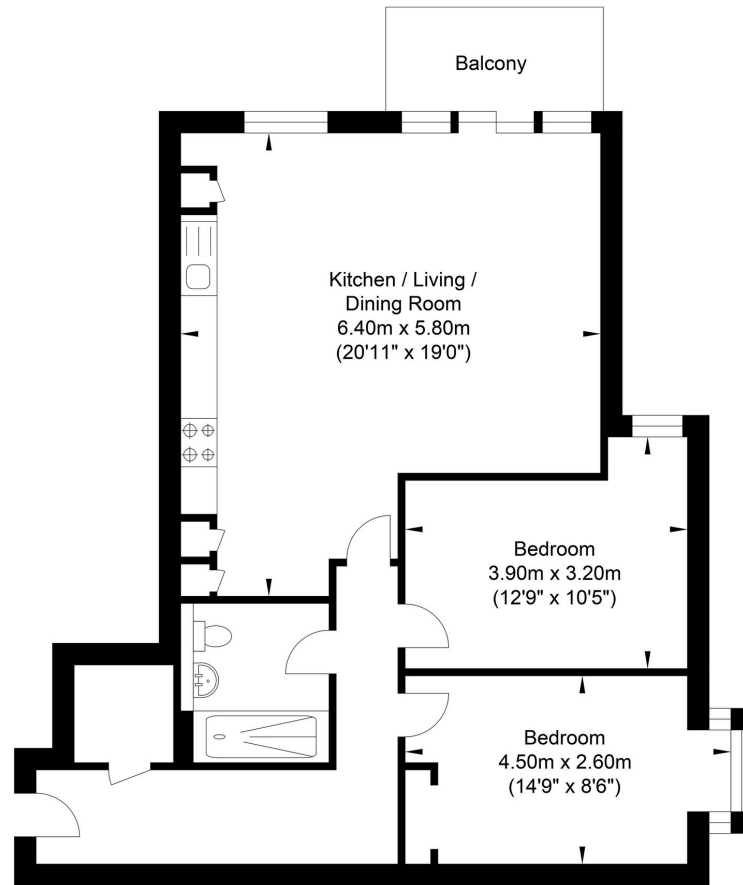
Clayhill Court is located within walking distance of the town centre and the station. The apartment has an open plan kitchen/living/dining room with integrated appliances. Patio doors lead onto the good size balcony which has a view across the town to the castle. There are two double bedrooms - one with a double wardrobe. Re-fitted shower room with a large shower with glass screen, utility room with plumbing for a washing machine and an aircycle filtration system. There is a useful bike shed outside and a larger than average car parking space.

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 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 and third 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.



Clayhill Court, Lewes



Approximate Floor Area
764.99 sq ft
(71.07 sq m)



Approximate Gross Internal Area = 71.07 sq m / 764.99 sq ft

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

Agents Notes

Tenure: Leasehold
Years Remaining: 114 Years
Annual Service Charge: £1,982.68
Annual Ground Rent: £250.00
Council Tax Band: C

Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Please note:

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