



Court Road, Lewes, East Sussex, BN7 2SA

Asking Price £299,950

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Two bedroom ground floor apartment with parking located in the Town Centre.

The Property

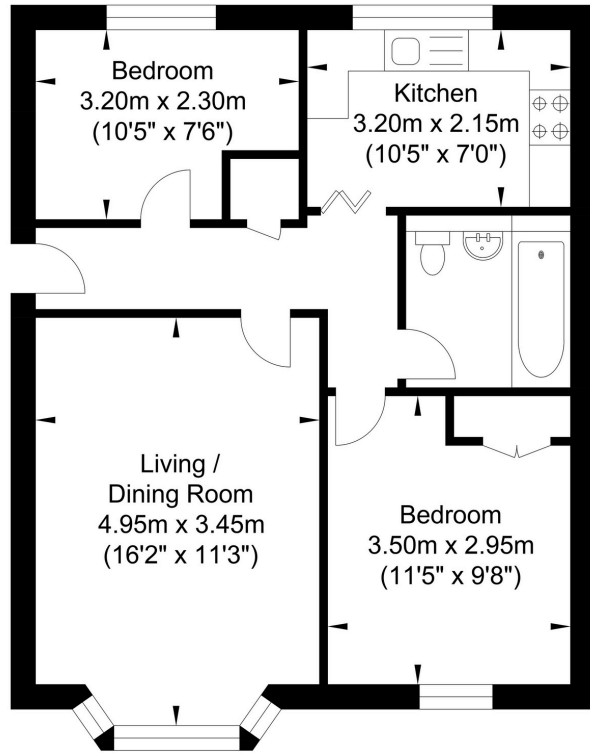
With the benefit of it's own front door the apartment has an entrance lobby which leads to the main entrance hall with doors to all the rooms. Spacious living room with a window overlooking the exterior of the property, fitted electric fire and a wall heater. The main bedroom overlooks the rear of the property and there is a deep wardrobe with hanging rail. The bathroom has been re-fitted with a modern suite with a shower over the bath and is fully tiled. The kitchen has also been re-fitted with modern wall and base units, plumbing for washing machine, inset ceramic hob and oven below. Space for fridge/freezer and part tiled walls. The large kitchen window overlooks the flower beds and the nature reserve. There is a second bedroom with wall shelving and in the entrance hall is a linen cupboard with hot water cylinder. Communal bin store and washing/drying area. Allocated parking space and attractively arranged communal gardens.

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.



Court Road, Lewes



Ground Floor
Approximate Floor Area
565.64 sq ft
(52.55 sq m)

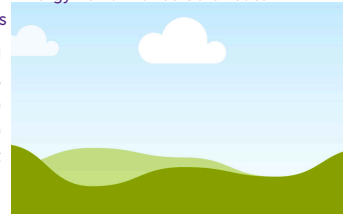
Approximate Gross Internal Area = 52.55 sq m / 565.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes

Tenure: Leasehold
Years Remaining: 990 Years
Annual Ground Rent: £0
Annual Service Charge: £1620.00
Council Tax Band: C

Energy Performance Certificate



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

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