



Flat 22, St. Thomas Court, Cliffe High Street, Lewes, East Sussex, BN7 2AW

Price: £169,950

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Two bedroom retirement apartment located just off Cliffe High Street in central Lewes. The property enjoys a bay fronted living room with large balcony, bathroom, kitchen and communal residence facilities.

The Property

St Thomas Court is located in a Courtyard within easy level walking distance of the local shops, supermarkets and the doctors surgery. The property is offered with full vacant possession. There is a communal entrance hall with residents lounge, launderette and wardens' office. There are then stairs or a lift can be taken to the second floor.

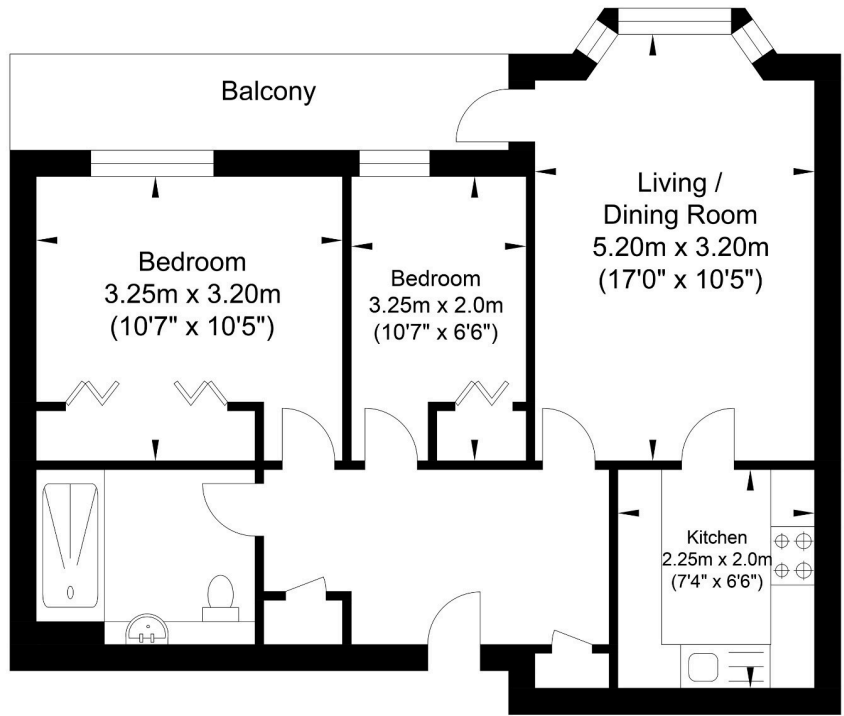
The private front door leads into the entrance hall with a deep storage cupboard and doors to all principal rooms. The lounge/dining room has a bay window overlooking the side and a door leads onto the balcony with room for a small table and chairs. There is a feature fireplace with wooden surround and tiled hearth. The kitchen has a range of wall and base units, sink with mixer taps and space for an electric cooker and fridge/freezer and part tiled walls. There are two bedrooms, one with built in wardrobes with hanging rails and shelving. The bathroom has a coloured suite with a panelled bath, shower over and a shower curtain, pedestal wash hand basin, low level w.c and part tiled walls. There is car 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 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 cafe's, 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



St Thomas Court, Lewes



Approximate Floor Area
577.37 sq ft
(53.64 sq m)

Approximate Gross Internal Area = 53.64 sq m / 577.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure - Leasehold
Years Remaining: 67
Annual Service Charge: £5806.06
Annual Ground Rent: £150

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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