



**Clayhill Court, Lewes, East Sussex, BN7 2FN**  
Asking Price £295,000



## Clayhill Court, Lewes, East Sussex, BN7 2FN

A two bedroom apartment in a purpose-built block in Clayhill Court. No onward chain.  
Kitchen with appliances and large balcony, two double bedrooms, bathroom, utility room, parking and bike shed.

### The Property

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Front door with stairs leading upstairs to communal entrance hall. Wooden front door leading into entrance hall with deep cloaks cupboard, with plumbing for washing machine and air purification system. Door to bedroom one with a window to the side. Door to bedroom two with a built-in wardrobe with sliding doors. Bathroom fitted with a modern suite comprising of a panelled bath with a shower over, glass shower screen, wash hand basin and concealed WC, chrome heated towel rail, part tiled walls and tiled floor. Kitchen/dining/lounge is open plan and the kitchen area is fitted with a good range of contemporary style units with an inset gas hob, matching oven and extractor fan, built in fridge/freezer, stainless steel sink with mixer taps over and a Worcester gas fired boiler concealed in the cupboard. Window to the side and sliding doors onto the balcony which is of a good size and offers those a view across the town. Allocated parking space and outside storage cupboard for bikes.

### The Location

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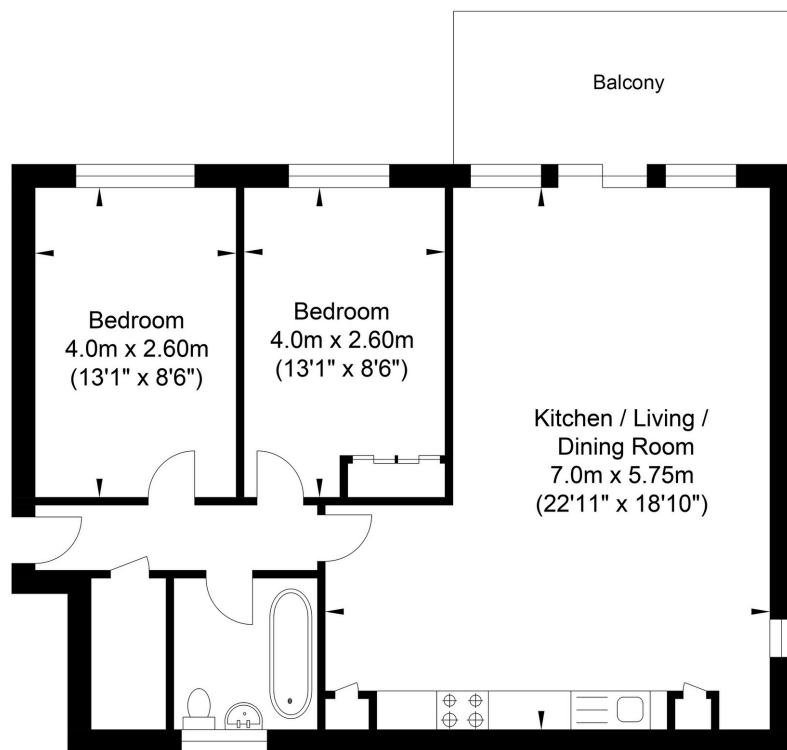
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 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 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.







# Clayhill Court, Lewes



Approximate Floor Area  
699.86 sq ft  
(65.02 sq m)

Approximate Gross Internal Area = 65.02 sq m / 699.86 sq ft

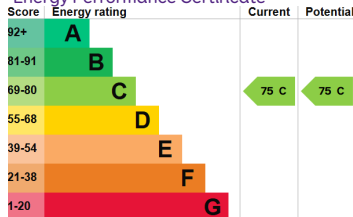
Illustration for identification purposes only, measurements are approximate, not to scale.



## Agents Notes

Tenure - Leasehold  
Lease length - 114 years  
Ground rent - £250 per annum  
Service charge - £2,077 per annum  
EPC - C  
Council Tax Band - C

## Energy Performance Certificate



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