



Greyfriars Court, Court Road, Lewes, East Sussex, BN7 2RF

Asking Price £250,000

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A recently refurbished one-bedroom top-floor Warden Assisted Apartment in Greyfriars Court, Lewes, with modern updates, communal facilities, and no onward chain.

The Property

Located in Greyfriars Court, Lewes, this one-bedroom top-floor apartment has been recently refurbished. It is offered for sale with no onward chain.

The apartment features a re-fitted contemporary style kitchen with built in Neff oven and hob and re-fitted bathroom suite with a bath with shower over, bidet, wash hand basin and low level WC. The entire property has been recently re-decorated and re-carpeted, providing a fresh interior. The layout includes a lounge/dining room and one double bedroom both with views down the river Ouse and towards the cliffs up to the Golf Course.

Greyfriars Court is a warden-assisted development with a 24 hour warden on the site. Residents have access to communal facilities, which include a restaurant, a communal lounge, and a visitor suite and there are plenty of activities and clubs going on within the development. There is also a communal car park and a communal well stocked garden area.

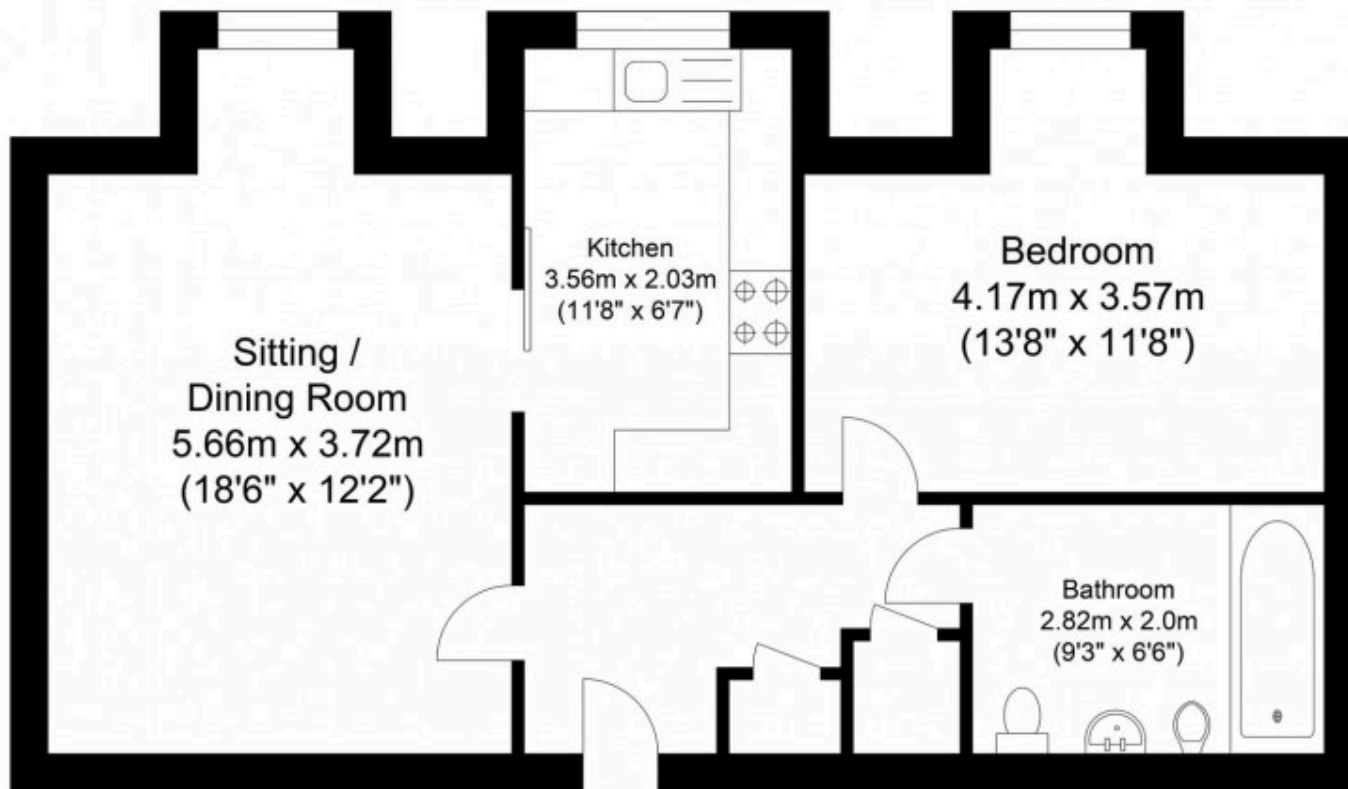
Situated in a central Lewes location, the property offers convenient access to local amenities. Lewes provides a range of shops, cafes, and restaurants. Transport links, including Lewes train station, offer connections to Brighton and London.

This apartment provides a modern, low-maintenance living option within a supportive community environment in Lewes.

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 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.





Approximate Floor Area
563.06 sq ft
(52.31 sq m)



Approximate Gross Internal Area = 52.31 sq m / 563.06 sq ft

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

Agents Notes Energy Performance Certificate

Tenure - Leasehold

Lease - 92 years

Service Charge - £819 Per Month

Ground Rent - Inc in Service Charge

EPC - C

Council Tax Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note:

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