



Clayhill Court, 20 The Nurseries, Lewes, East Sussex, BN7 2FN

Asking Price £299,950

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Contemporary two bedroom apartment in Clayhill Court, Lewes, featuring an open-plan layout, large balcony, and allocated parking. Close to town and station. No onward chain.

The Property

Located in Clayhill Court, Lewes, this two-bedroom purpose-built apartment, built approximately 10 years ago, offers a modern living space. It is designed for convenience and comfort. The apartment features an open-plan kitchen/living/dining room. The kitchen includes integrated appliances. The living area opens onto a large private balcony, suitable for a table and chairs, set away from roads. There are two double bedrooms, one with built-in wardrobes. The bathroom is contemporary and includes a shower over the bath.

Wood effect flooring is fitted in the main living areas. A utility room provides useful storage. The property comes with an extra-wide allocated parking space and further bike storage. This apartment is within walking distance of Lewes town centre, offering access to shops, cafes, and restaurants. The mainline railway station is also a short walk away, providing links to London and Brighton. Offered with no onward chain, this property simplifies the buying process.

The Location

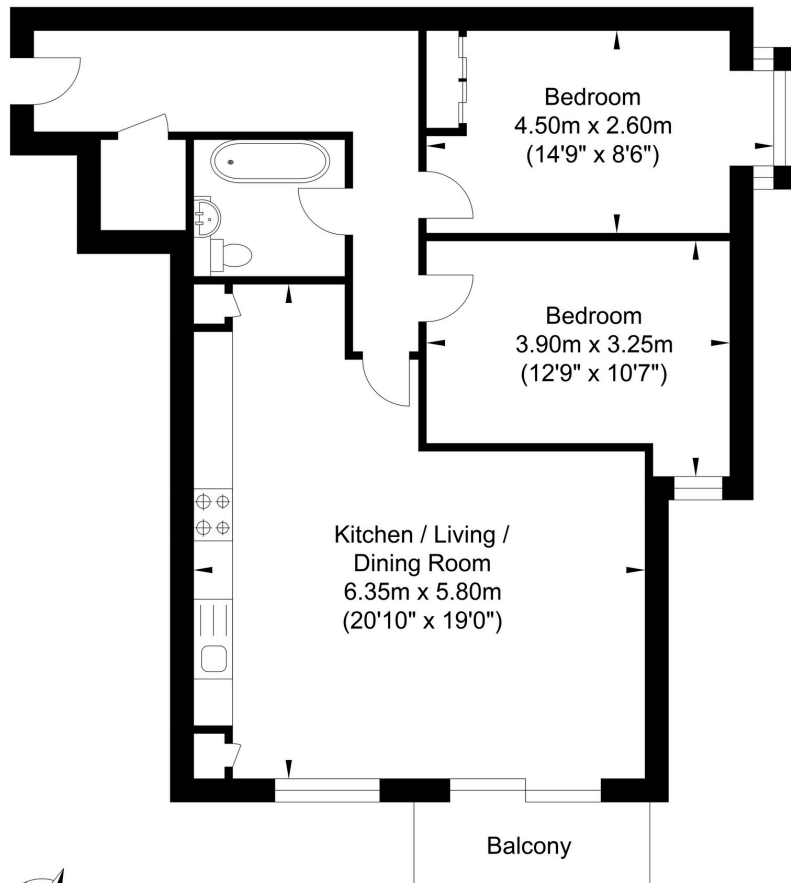
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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
719.35 sq ft
(66.83 sq m)

Approximate Gross Internal Area = 66.83 sq m / 719.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
EPC - TBC
Council Tax Band - C
Annual Ground Rent - £250
Current Service Charge - £1,200
Years Left on Lease - 113 Years



Please note:

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