



**St Thomas Court, Lewes, BN7 2AW**

Asking Price £149,000

## St Thomas Court, Lewes, BN7 2AW

Two Bedroom retirement apartment ideally positioned in central Lewes. Living space with views to Cuilfail, modern kitchen and shower room. Communal facilities with a resident lounge, guest suite, communal parking and a warden onsite during the day with 24 hour call system.

### The Property

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A second floor retirement apartment set in St Thomas Court retirement development ideally positioned in central Lewes. The flat has two double bedrooms, a lounge/dining room with wonderful views to Cuilfail, modern kitchen and shower room. There are communal facilities with a resident lounge, guest suite, laundry room, communal parking and a warden onsite during the day with 24 hour call system when the warden is not there. St Thomas Court is a level waking distance to the amenities in Cliffe High street and all of the supermarkets.

Main Front door to communal entrance hall, stairs and lift to second floor:

Solid wood front door leading to entrance hall.

Entrance Hall - Storage cupboard with hanging rail and shelving over. intercom to front door and warden call system.

Lounge/ Dining Room - A bright and spacious room with a bay window with window seat offering an impressive outlook overlooking St Thomas church courtyard and up to Cuilfail, Chapel hill and the Downs beyond. Night storage heater, electric coal effect gas fire and further window to the side. Folding louvered door to:

Kitchen - Fitted with a range of modern units with work surface extending to include a stainless-steel sink unit with mixer taps over, inset 4 ring electric Belling hob with oven below and extractor hood above and further storage cupboards. Zanussi fridge and freezer under counter. Part tiled walls.

Shower Room: - Fitted with a fully tiled shower room with cubicle with glass doors, heated towel rail, pedestal wash hand basin, low level W/C, wall cupboard and a cupboard housing hot water cylinder and cold water cylinder and further shelving.

Bedroom 1 - Fitted with a range of wardrobes with hanging rail and storage over and window to the side.

Bedroom 2 - Window to the side, electric Dimplex wall heater

Tenure: Leasehold - Years remaining: 68

### The Location

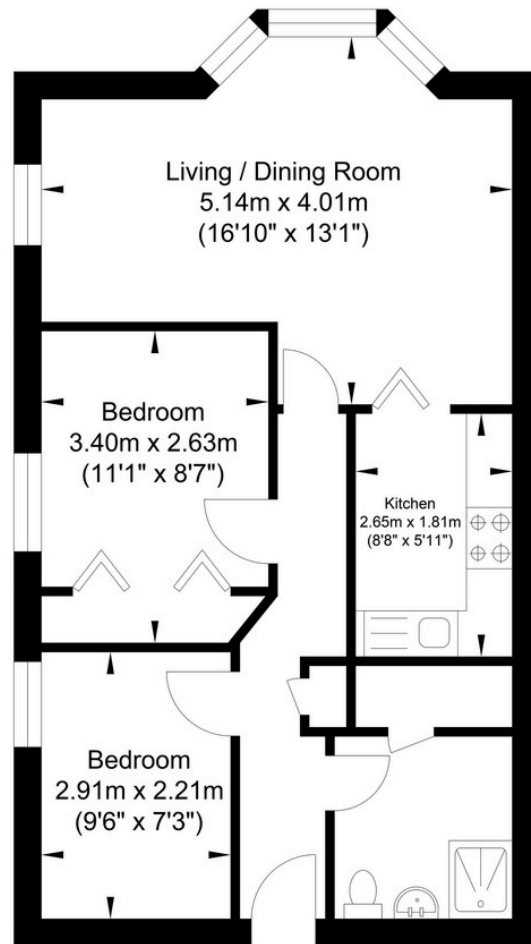
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.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





# Thomas Court, Lewes



Approximate Floor Area  
508.27 sq ft  
(47.22 sq m)

Approximate Gross Internal Area = 47.22 sq m / 508.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Agents Notes

Tenure - Leasehold -  
Lease - 64 years  
Service charge - £4,900PA  
Ground Rent - £150  
EPC - C  
Council Tax Band - C

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Oakley

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