



Station Street, Lewes

Caburn Court is well located immediately between Lewes Railway Station (with trains to London Victoria in approx. 60minutes, London Bridge in 90 mins and Brighton 15 min) and Lewes High Street. The property is just yards from the historic core with period buildings, individual shops, bars, cafes and restaurants as well as a short walk to the Lewes Depot Cinema. St Nicholas Lane has a secondary entrance to the 1st floor with an easy walk to the High Street.

- Retirement apartment constructed by McCarthy & Stone
- Very central location
- Recently modernised and in great condition throughout
- Spacious living room with wooden floors and bay window
- Large bedroom
- Modern kitchen
- Communal gardens
- Property manager
- Lift access



Front Door

Hallway

Living Room  
17'9 x 10'7

Kitchen  
7'4 x 5'5

Bedroom  
12'2 x 8'9

Shower Room



## A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT OVERLOOKING ST NICHOLAS LANE

Caburn Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 35 properties arranged over 4 floors, each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency.

The property has been modernised and decorated recently and is in great condition throughout. It offers a spacious living room with wooden floors and bay window fitted with white shutters.

The modern kitchen is well fitted with a ceramic hob, eye level oven and under-counter fridge as well as ample storage.

The bedroom is also spacious and well decorated, also fitted with white shutters.

The original bathroom has been changed to a modern shower room with extra large shower cubicle and easy to use fittings.

The communal gardens offer a place to sit and enjoy and the central location is ideal for accessing the town via St Nicolas Lane.

Lease end date: 31.3.2114

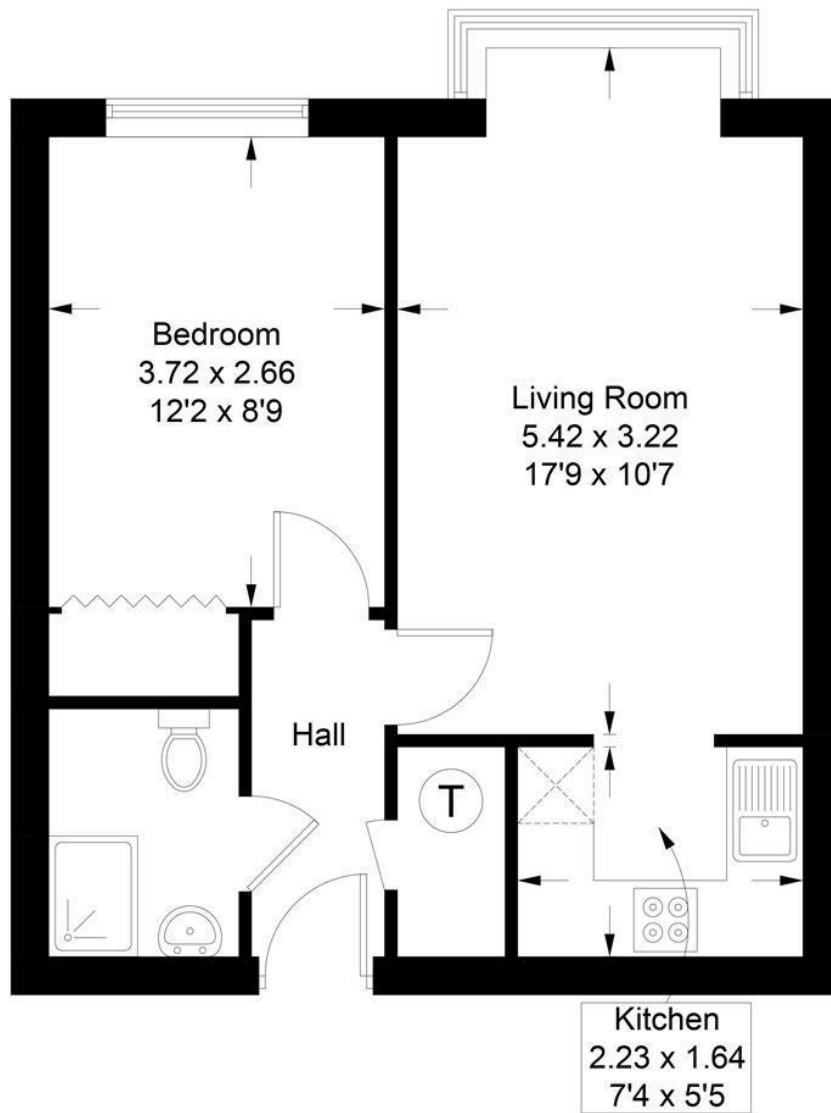
Ground rent: £240 per 6 month period

Service charge: £237.50 pcm

EPC Rating: B

Council Tax Band: B





Approximate Gross Internal Area = 40.0 sq m / 430 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033498)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes  
Estates**

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