



OAKFIELD



Station Street, Lewes
Offers In Excess Of £170,000



Station Street, Lewes

A warden assisted, two-bedroom purpose built retirement flat presented in good decorative order and painted in neutral colours throughout. All residents enjoy the use and benefit of a communal lounge, laundry room and well maintained gardens. This Leasehold flat is suitable for purchasers of 60 years or over. Please call our Lewes Office for more information.

DESCRIPTION

This warden assisted, two-bedroom purpose built retirement flat is presented in good decorative order and is painted in neutral colours throughout. Principal features include; newly fitted kitchenette with integrated appliances including oven and hob, dishwasher and fridge. A south-west facing sitting room with a large window affording a good-level of daylight. Bathroom with walk-in shower, WC and hand basin. The two double bedrooms both have fitted wardrobes and there are three further wardrobes/storage cupboards in the hallway. The flat also benefits from newly fitted electric storage heaters which can be controlled remotely. All residents enjoy the use and benefit of a communal lounge, laundry room and well maintained gardens with visitors parking. This Leasehold flat is suitable for purchasers of 60 years or over.

For more information call our Lewes branch on 01273 474101.





LOCATION

From its prime position on Station Street the property is well placed for all the amenities Lewes has to offer. It is a short stroll to the wide open space at Convent Field, the historic Priory Ruins, and a children's play area. The acclaimed independent Depot cinema, leisure centre, Grange Gardens and Southdown Sports Club, are all immediately to hand. With three supermarkets and a Main Line Railway Station, the county town of Lewes is fondly described as a small town with a big heart. It is a great place to stop for a bite to eat or a drink in one of the eclectic number of pubs. The Universities of Sussex and Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way within the magnificent South Downs National Park.

Sitting room

17'6" x 10'9" (5.35 x 3.30)

Kitchen

7'2" x 5'10" (2.20 x 1.78)

Bedroom

14'4" x 9'0" (4.37 x 2.76)

Bedroom

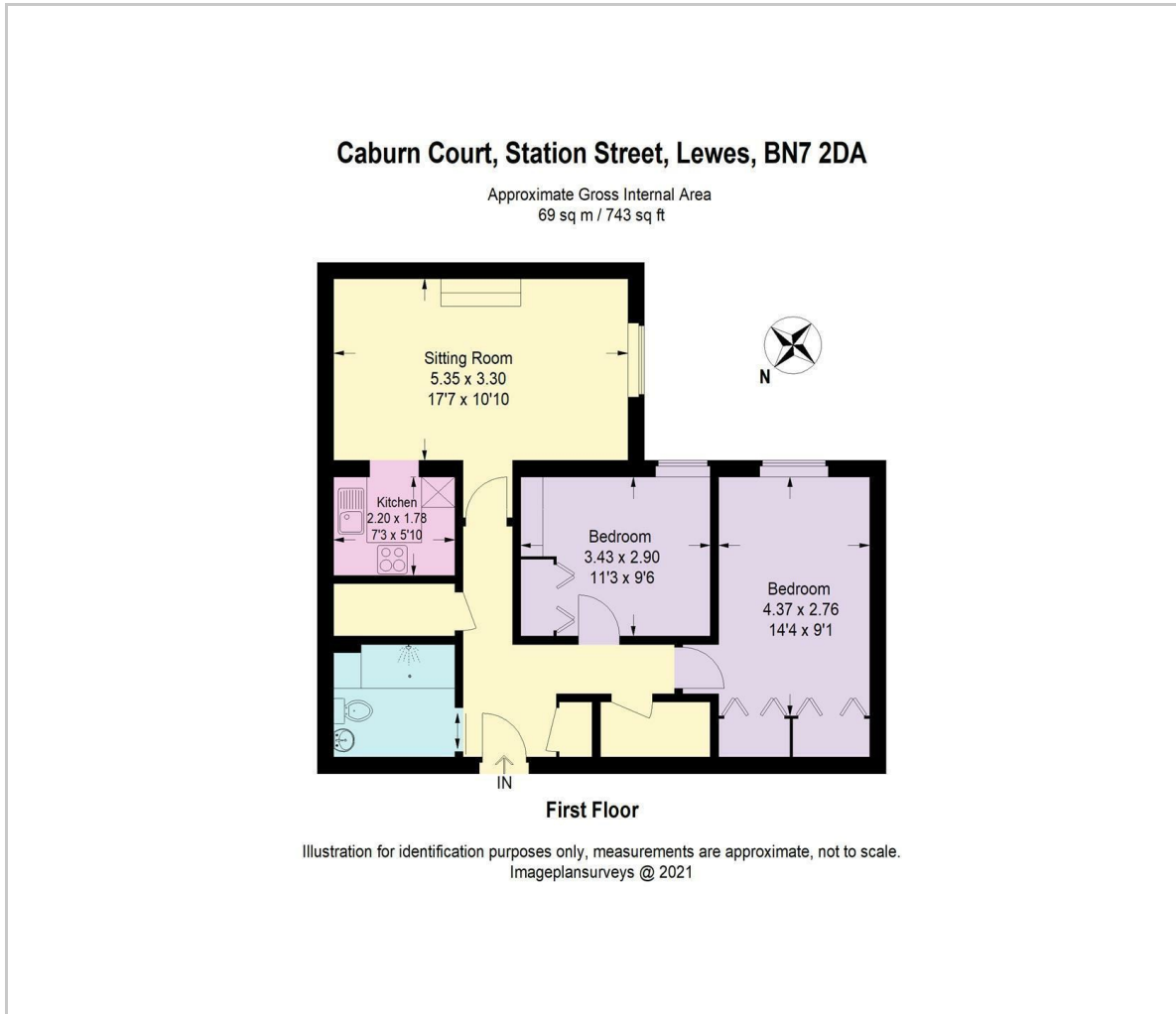
11'3" x 9'6" (3.43 x 2.90)

Lease Information

The seller advises that the property is offered as leasehold and has approximately 93 years remaining. The service charge is approximately £4,610.22 per annum and maintenance of £590 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

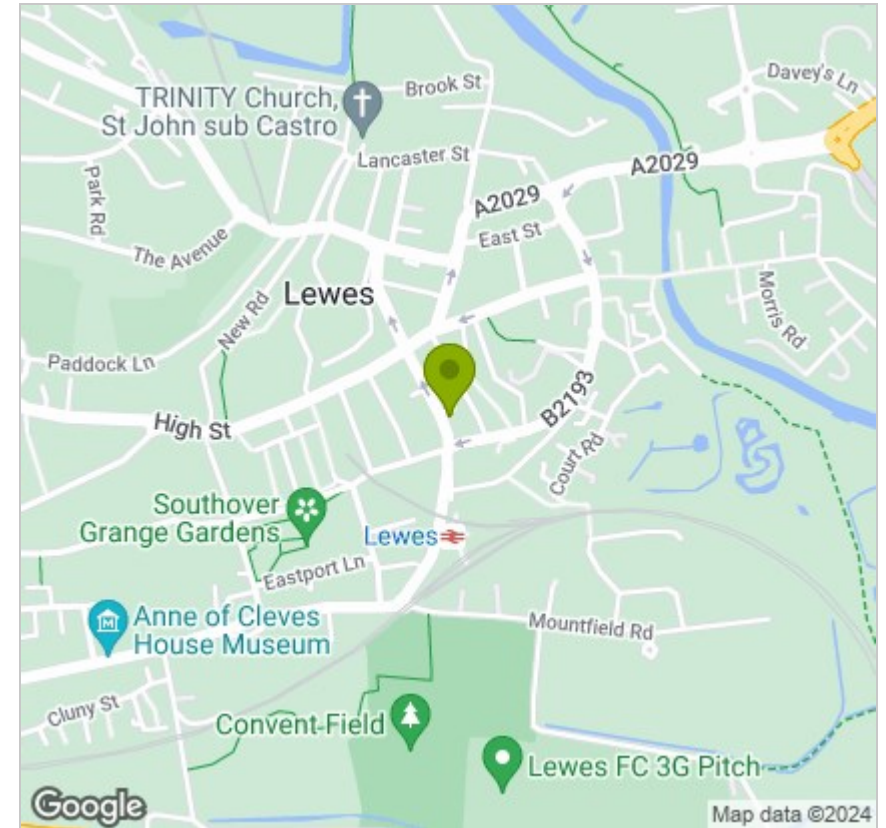


Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

