



£110,000 - £120,000 guide price

19 Caburn Court, Station Street, Lewes, BN7 2DA

**MANSELL  
McTAGGART**  
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## The property...

This delightful second floor 1 Bedroom Retirement Flat, the flat is in good decorative order throughout , with Views over Communal Gardens.

Situated in the heart of the Town Centre and located on the second floor, within close proximity of the Elevator, the property is available for the Over 60's.

The Front Door opens into the Entrance Hall with doors to principle rooms.

**Sitting/Dining Room** – A generously sized room benefitting from elevated Views over rear garden.

**Kitchen** - Comprising of an array of fitted cupboards and drawers and offers space for appliances.

**Wet Room** - Refurbished in recent years to be disabled friendly, incorporating a Wet Room style shower enclosure with screen. WC and Wash Hand Basin set into a vanity unit and tiled surrounds.

**Bedroom 1** - Featuring Views over the Communal Gardens and a fitted Wardrobe with mirrored bi-fold doors.

**Communal Gardens** - To the Outside we find Communal Gardens to both sides of the property which are beautifully maintained. The Gardens are well stocked and feature numerous seating areas.

Communal Facilities include, lift to all floors, Communal Lounge and Laundry Room, Communal Gardens and Residents Parking. Use of a Guest Suite for friends and family and an on site House Manager during office hours.

The property features Emergency Pull Cords with 24 hour assistance.





## *Location...*

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Caburn Court is located in the heart of Lewes Town Centre, conveniently situated for the High Street, Mainline Railway Station and a Bus Stop outside the property.

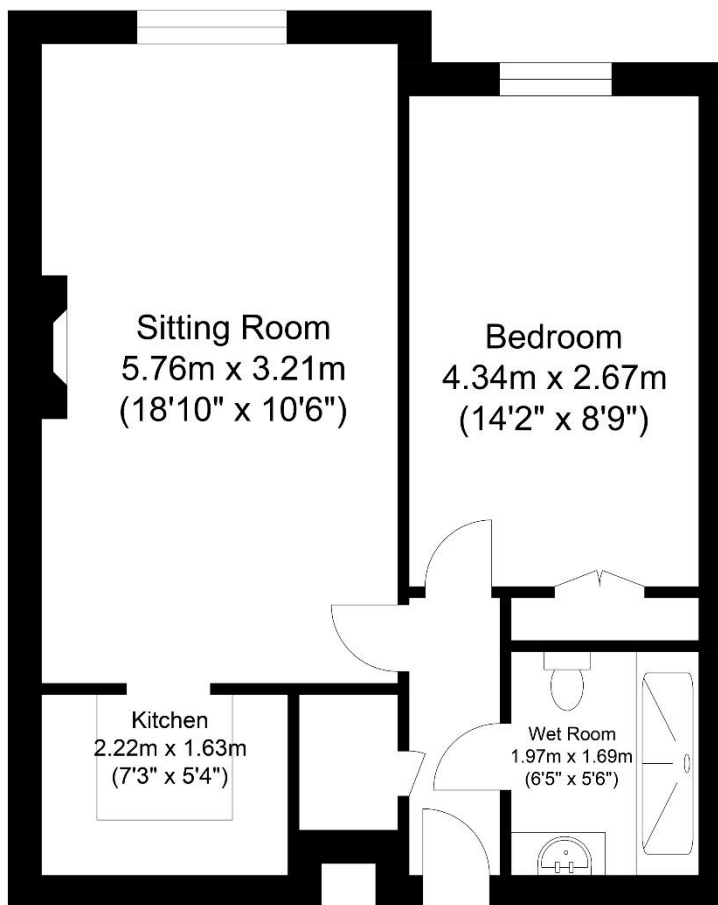
Leasehold with Approximately 92 Years Remaining  
Service Charge of Approximately £3,078.48 per annum. This includes Buildings Insurance and also Water Bills.

Ground Rent of Approximately £536.06 per annum.

Electric Heating, Double Glazing,  
EPC Rating - B  
Council Tax Band - C



**For further enquiries or to arrange a viewing,  
please contact the office on 01273 407929**



Second Floor  
Approximate Floor Area  
442.39 sq ft  
(41.10 sq m)

Approximate Gross Internal Area = 41.10 sq m / 442.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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