



£195,000 leasehold

21 Winterbourne Lodge, Warren Drive, Lewes, BN7 1HD

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The property...

A great example of a modernised ground floor property for those aged 55 years and older.

Winterbourne Lodge is a popular development on the western side of Lewes. The properties benefit from an onsite warden who is available during working hours and 24 hour emergency assist chords. There is a communal Laundry Room. The development also offers a guest suite, located across the hall to number 21, which can be rented and booked in advance for a nominal fee.

Communal Entrance - Secure Entry Phone System. Front door opens to a generously sized light and airy communal entrance hall with door to Guest Suite and Door to 21 Winterbourne Lodge.

Entrance Hall - A particularly wide entrance hall suitable for a Study Space. Doors to principal rooms.

Sitting/Dining Room - West Facing room with modern double glazed window and views over communal grounds.

Kitchen Breakfast Room - Modern fitted kitchen in a cream colour with sage coloured tiled splashbacks and wood style worksurfaces. Space for appliances and views over communal grounds.

Shower Room - Wet Room style Shower Room with accessible shower enclosure, wc and wash hand basin. Airing cupboard with electric heating element and double glazed window to side.

Bedroom 1 - Affording an attractive westerly aspect, with views over communal grounds.





Outside and Location...

Communal Gardens - An attractive feature of this property are the pretty gardens which wrap around the building. The gardens are typically laid to lawn with established plants and shrubs.

Parking - Off Street Parking for residents and guests is available on a first come first serve basis but parking is often available.

Warren Drive is located on the western side of Lewes and benefits from easy access with a short and direct pathway to bus stops offering direct services to Brighton and Lewes town centre. Local shops and scenic walks over the South Downs are a short walk away. Lewes further benefits from a Cinema, comprehensive High Street and Mainline Railway Station with direct services to London and Brighton.

Double Glazing and Gas Central Heating

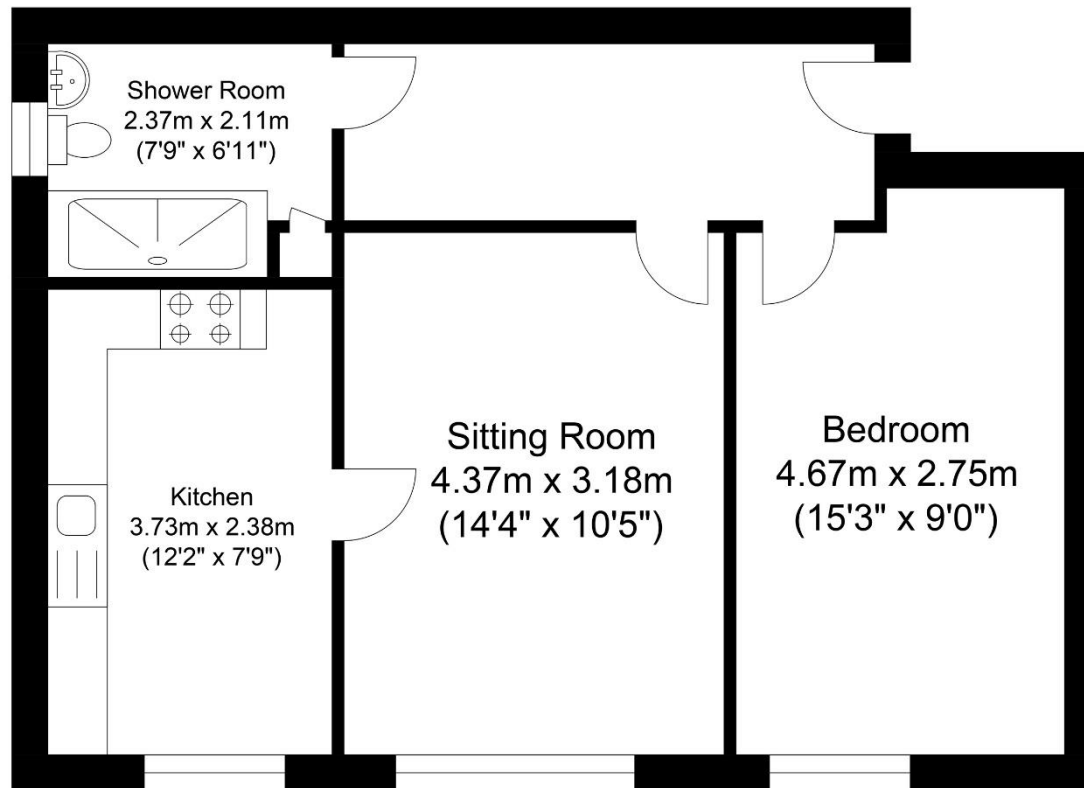
Tenure - Leasehold with apx 150 years remaining

Service Charge and Ground Rent - £237.60 PCM

EPC Rating - C

Council Tax Band - B





Ground Floor
 Approximate Floor Area
 524.31 sq ft
 (48.71 sq m)

Approximate Gross Internal Area = 48.71 sq m / 524.31 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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