



£165,000 guide price

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

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The property...

A great example of a modernised 1st floor retirement property for those aged 55 years and older and benefits from a 999 Year Lease.

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 pull 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 stairs rising to first floor. Access to ground floor Guest Suite.

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

Sitting/Dining Room - Measuring a generous 15'9 x 10'6. Double glazed window to rear with views over communal grounds.

Kitchen Breakfast Room - Modern fitted kitchen in a matte grey colour complimented by a darker grey worksurface. Space for appliances and views over communal grounds. Modern gas fired boiler.

Bathroom - Modern bathroom suite comprising of bath with shower over and glass screen door, wc and wash hand basin. Modern tiled surrounds. Airing cupboard and double glazed window to side.

Bedroom 1 - Affording an attractive view to the rear with views over communal grounds.





Outside 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 999 years remaining

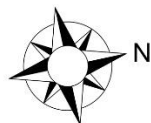
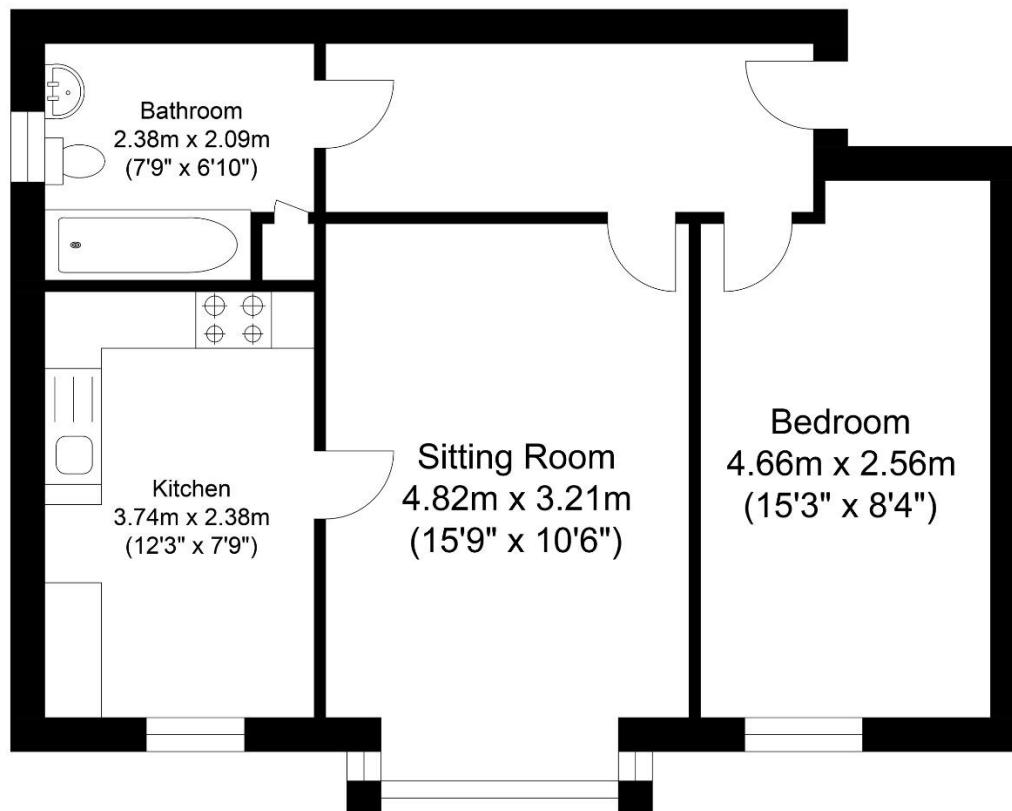
We understand that the sellers are willing to extend the lease at cost, if preferred.

Service Charge and Ground Rent - £237.60 PCM

EPC Rating - C

Council Tax Band - B





Approximate Floor Area
527.10 sq ft
(48.97 sq m)

Approximate Gross Internal Area = 48.97 sq m / 527.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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