



£300,000 - £315,000 leasehold

15 Clayhill Court, The Nurseries, Lewes, East Sussex, BN7 2FN

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## The property...

A 2 Double Bedroom top floor apartment boasting Modern Open Plan Living, Off Street Parking and a generously sized Balcony.

The property is of an enviable 685 sq ft and is notable energy efficient with an EPC Rating of B. The property is surprisingly close to the town centre at just a 10 minute walk (source Google Maps)

**Approach** – The property is approached via a communal entrance hall with video entry phone system and a lift providing access to all floors.

**Entrance Hall** – The private front door opens into an Entrance Hall with doors to principal rooms and fitted cupboard.

**Open Plan Living, Dining, Kitchen** – Measuring a generous 22'4 x 19'3 and boasting dual aspect light and a great size Balcony.

**Kitchen Dining Area** – Modern fitted kitchen finished in a gloss white and complimented by wood look worksurfaces. The kitchen offers an array of cupboards and drawers, integral appliances and is complete open plan to the Dining and Sitting Area.

**Sitting Area** – Featuring floor to ceiling windows and a sliding patio door which opens to the Balcony.

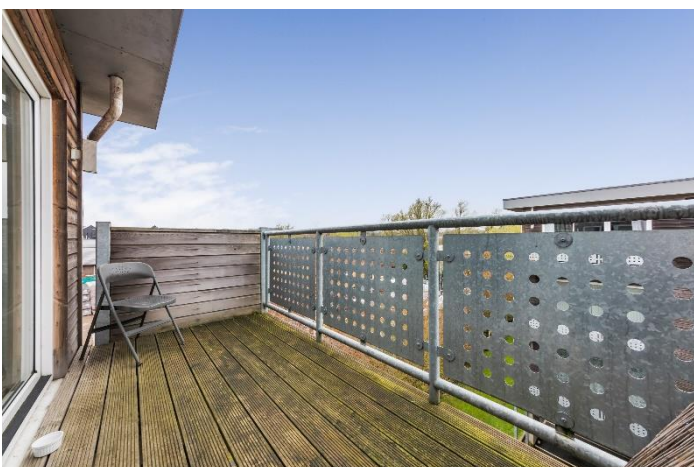
**Bathroom** – Modern bathroom suite comprising of panelled bath with shower over and glass screen door. WC and Wash hand basin. Heated towel rail and tiled walls and floor.

**Bedroom 1** – A comfortable double bedroom with window to the rear and double wardrobe with sliding doors.

**Bedroom 2** – Another comfortable double bedroom with window to the rear.

**Balcony** – Enclosed by timber and decorative metal balustrades. Elevated views over the Lewes townscape.





## *Outside and Location...*

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**Allocated Parking Space** – Located to the rear of the building with additional parking spaces available on a first come first serve basis.

**Clayhill Court** is a modern development constructed circa 2008. Located within easy walking distance of Lewes High Street which is just a 10 minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Nurseries at Wheatshaf Gardens. An M&S Simply Food is conveniently located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells. Lewes Mainline Railway Station is also within walking distance offering regular and direct services to London, Brighton, Eastbourne and Gatwick.

**Tenure** – Leasehold with apx 115 years remaining

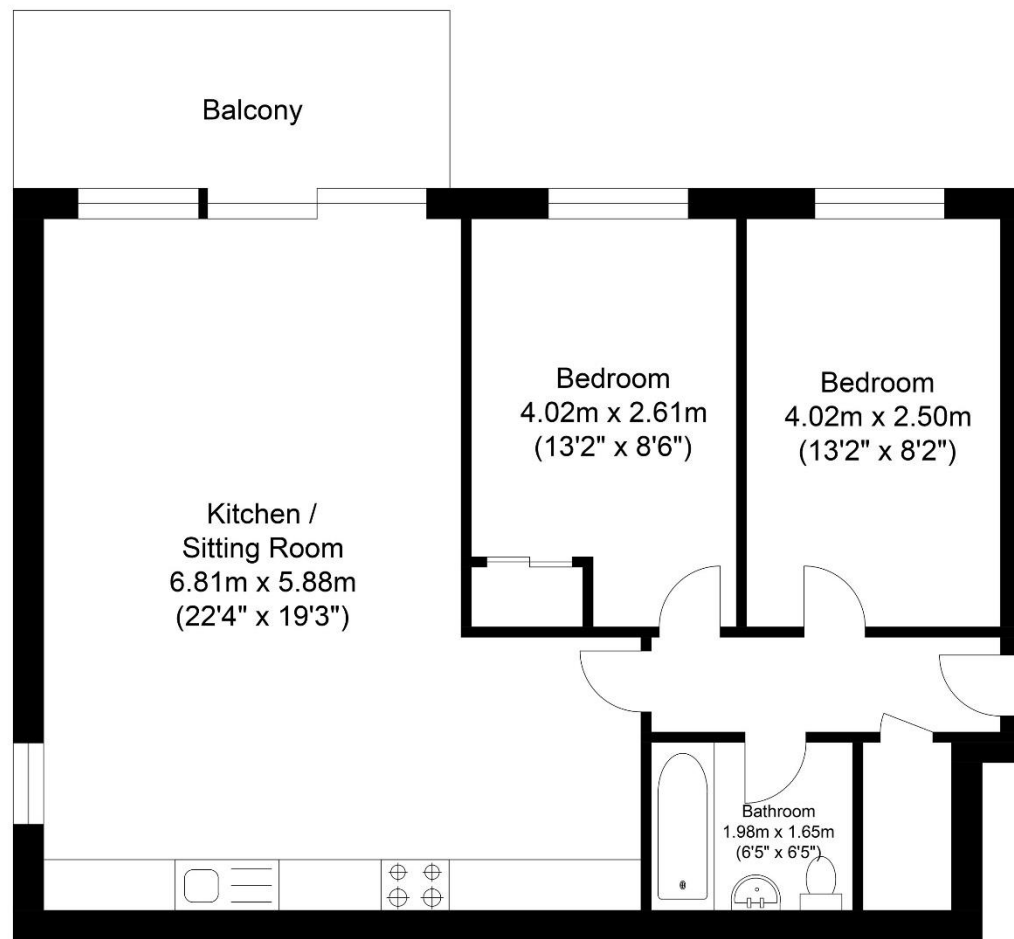
**Maintenance Charge** – apx £1,800 per annum

**Ground Rent** £250 per annum

**Gas Central Heating** – Double Glazing

**EPC Rating** – B

**Council Tax Band** – C



Approximate Floor Area  
 684.58 sq ft  
 (63.30 sq m)

Approximate Gross Internal Area = 63.30 sq m / 684.58 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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