



£350,000 freehold

45 Court Road, Lewes, East Sussex, BN7 2SA

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# The property...

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## Approach

Pathway through gate and front garden to-

## Entrance Porch

Front door opens to the entrance porch providing a space for coats and shoes. Windows to side. Door to;

## Sitting Room

Modern double glazed oriel bay window with views to the front. Stairs with handrail and painted balustrade to first floor. Electric storage heater, doorway to;

## Refitted Kitchen

Modern fitted kitchen with neutral fronted Shaker style wall and base cupboards complimented by roll top worksurfaces and a tiled splashback, stainless steel sink, hob with oven below, space for tall fridge/freezer and washing machine, open shelving Double glazed window to the side.

## First Floor Landing

Doors to principal rooms.

## Bathroom

White suite comprising panelled bath with shower over, wash basin with vanity cupboard below and wc. Tiled splash areas, extractor fan.

## Bedroom 1

Offering an attractive aspect with views over the front garden. Wardrobe with double doors and further linen cupboard. Electric storage heater.

## Bedroom 2

Double glazed window to the front. Electric storage heater.

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





## *Outside & Location...*

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**Garden** - An attractive feature of this property is the private garden to the front of the property. The area of garden is enclosed by low level fencing and mature conifer trees and is mainly laid to lawn.

**Storage Cupboard** – A lockable external storage cupboard which would be suitable for storing a bicycle.

**Off Street Parking** – Allocated parking space located directly outside the property.

Court Road is a non through road, located in the heart of the town centre with direct access to the Railway Land Nature Reserve. Lewes mainline Railway Station and all town centre amenities are both within a very short walk. Also within easy walking distance is The Depot Cinema, the Priory Ruins and the beautiful Grange Gardens.

**Residents Association Charge** - £370 per annum

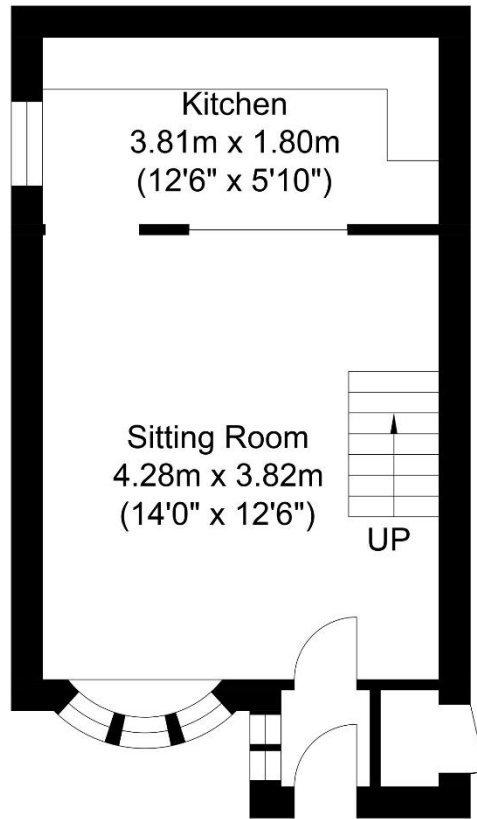
**Tenure** – freehold

**EPC Rating** – C

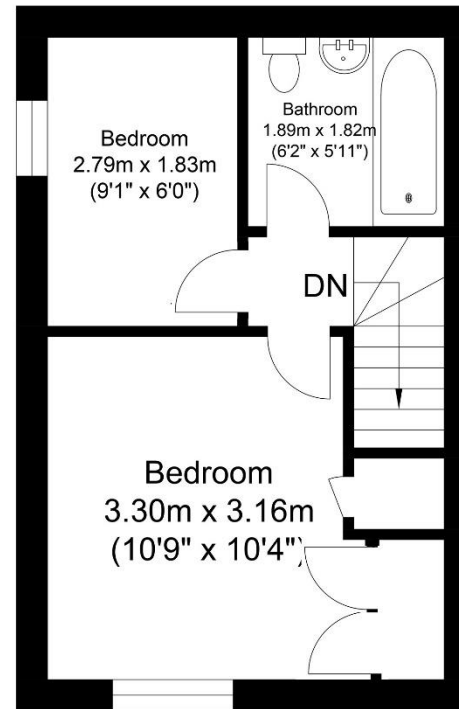
**Council Tax Band** – C







Ground Floor  
Approximate Floor Area  
271.03 sq ft  
(25.18 sq m)



First Floor  
Approximate Floor Area  
254.13 sq ft  
(23.61 sq m)

Approximate Gross Internal Area = 48.79 sq m / 525.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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