



£300,000 guide price

F32 Clayhill Court, The Nurseries, Lewes, BN7 2FN

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The property...

A 2 Double Bedroom Top Floor apartment with lift access, boasting Modern Open Plan Living, Off Street Parking and generously sized Balcony and Wonderful Views.

The property is of an enviable size and 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 which provides space for a washing machine.

Open Plan Living, Dining, Kitchen – Measuring a generous 23 x 11'8 and boasting dual aspect light impressive views of the South Downs and featuring 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 completely open plan to the Dining and Living Areas.

Living Area – A dual aspect reception featuring floor to ceiling window and a sliding patio door which opens to the Balcony and offers far reaching views of the South Downs.

Bathroom – Modern bathroom suite comprising of panelled bath with rainfall shower over and glass screen door. WC and Wash hand basin set into a vanity unit. Modern tiled walls and floor.

Bedroom 1 – A comfortable double bedroom with double glazed window and double wardrobe with sliding doors. Wonderful views of the Castle

Bedroom 2 – Another comfortable double bedroom with double glazed window with Castle views.

Balcony – Enclosed by timber and decorative metal balustrades. Elevated views over the Lewes townscape and South Downs National Park.





Outside and Location...

Allocated Parking Space – Located under the building with additional guest parking spaces available on a first come first serve basis.

Clayhill Court is a modern development constructed circa 2014. 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 Wheatsheaf 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 114 years remaining

Maintenance Charge – apx £1,800 per annum

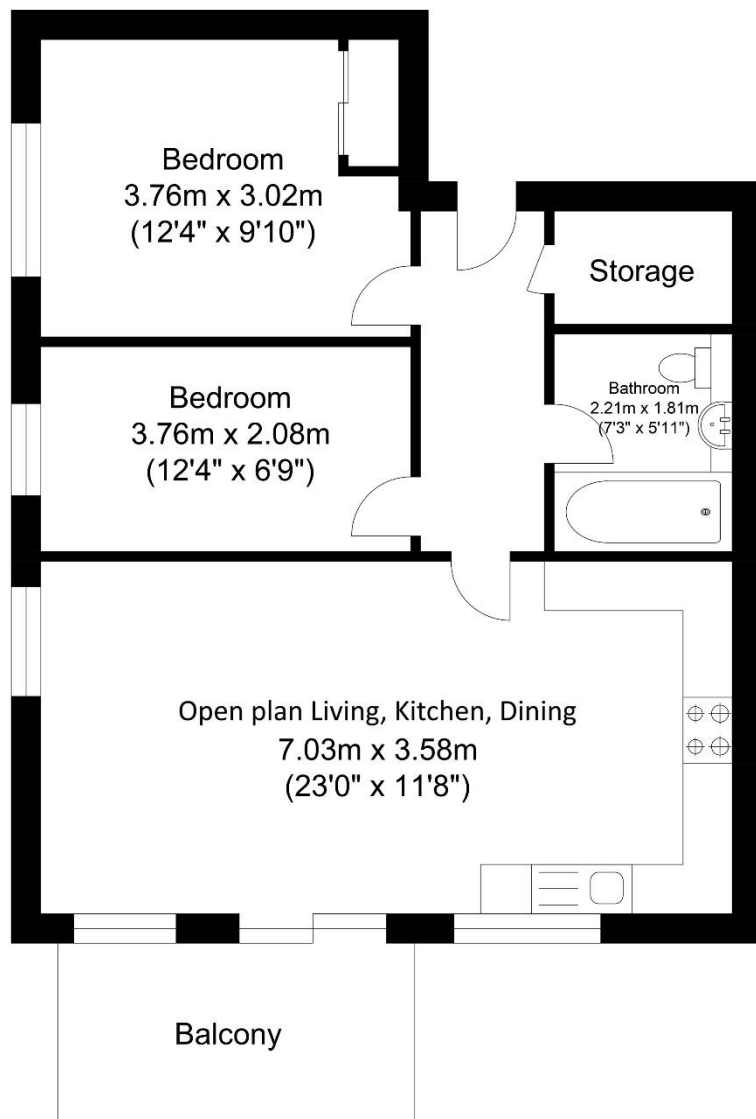
Ground Rent £250 per annum

Gas Central Heating – Double Glazing

EPC Rating – B

Council Tax Band – C





Approximate Floor Area
608.37 sq ft
(56.52 sq m)

Approximate Gross Internal Area = 56.52 sq m / 608.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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