



£425,000 guide price

Flat 2, Greyfriars Court, Court Road, Lewes, East Sussex, BN7 2RF

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Overview...

A rarely available 2 Bedroom, 2 Bathroom, Ground Floor Retirement Flat, at the popular and sought after Greyfriars Court.

The property has been modernised throughout in recent years and boasts southerly aspect views over the pleasant communal grounds.

The property benefits from being within close proximity of a secondary entrance to the building offering a discrete exit to and from the flat without passing the communal reception hall and lounge.

Greyfriars Court is located in the heart of the town centre and adjacent to the Nature Reserve offering easy level access to all that Lewes town centre has to offer, but also immediate access to scenic walks.

Greyfriars Court offers residents use of a Communal Lounge and Dining Hall serving hot meals. There is great team at Greyfriars Court and a Duty Manager is on site 24 hours a day.

VIEWING RECOMMENDED



The property...

Approach- A desirable benefit to this property is the front door is within close proximity to a seldom used secondary entrance which provides a discrete exit to and from Greyfriars Court, avoiding the communal reception area and lounge.

Entrance Hall- Front door, doors to principal rooms and fitted cupboard with double doors.

Sitting Room / Dining Room- Measuring a generous 21ft the light and bright room boasts a Southerly aspect window with views over the well maintained grounds, large opening to;

Kitchen- Modern fitted kitchen comprising of a range of cupboards and drawers and cleverly incorporates a breakfast bar into the design. Window with views over the pretty grounds and nature reserve in the distance.

Wet Room- A generous size room, the modernised wet room comprises of a wet room style of shower, wc and wash hand basin. Vanity cupboard and modern tiled surrounds. Heated towel rail.

Bedroom 1- A generously sized double bedroom with front aspect window with views over the communal grounds. Fitted wardrobe with double doors. Door to;

EnSuite- Modern wet room style of shower enclosure with tiled surrounds, wc and wash hand basin. Vanity cupboard.

Bedroom 2- A double bedroom with southerly aspect views over the well kept communal grounds.





Facilities...

Communal Garden – A beautifully maintained and cared for communal garden adjoining the nature reserve. The walled garden is mostly laid to lawn, features a pergola with a modern paved patio, and mature plants and shrubs. The garden feels particularly private and backs onto the delightful Nature Reserve. There is a further brick laid terrace adjacent to the communal lounge with patio furniture, for residents to enjoy

Residents Car Park – Ample parking available on a first come first serve basis.

Facilities and Services – these include 1.5 hours a week of housekeeping – Dining Rooms serving a hot meal daily – Communal Laundry Room – Communal Lounge – 24 hr Pull Cords – 24 hr on site Duty Manager – Guest Suite which is available for hire to friends and family.

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





Location...

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.

The property is located in the heart of Lewes Town Centre within easy level walking distance of Cliffe High Street.

The High Street is a 2 minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London, Gatwick and Eastbourne.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Tenure - Leasehold with approximately 90 years remaining.

Service Charge of approximately £841.67 PCM we are advised that in addition to general maintenance and service this includes, water bills and buildings insurance

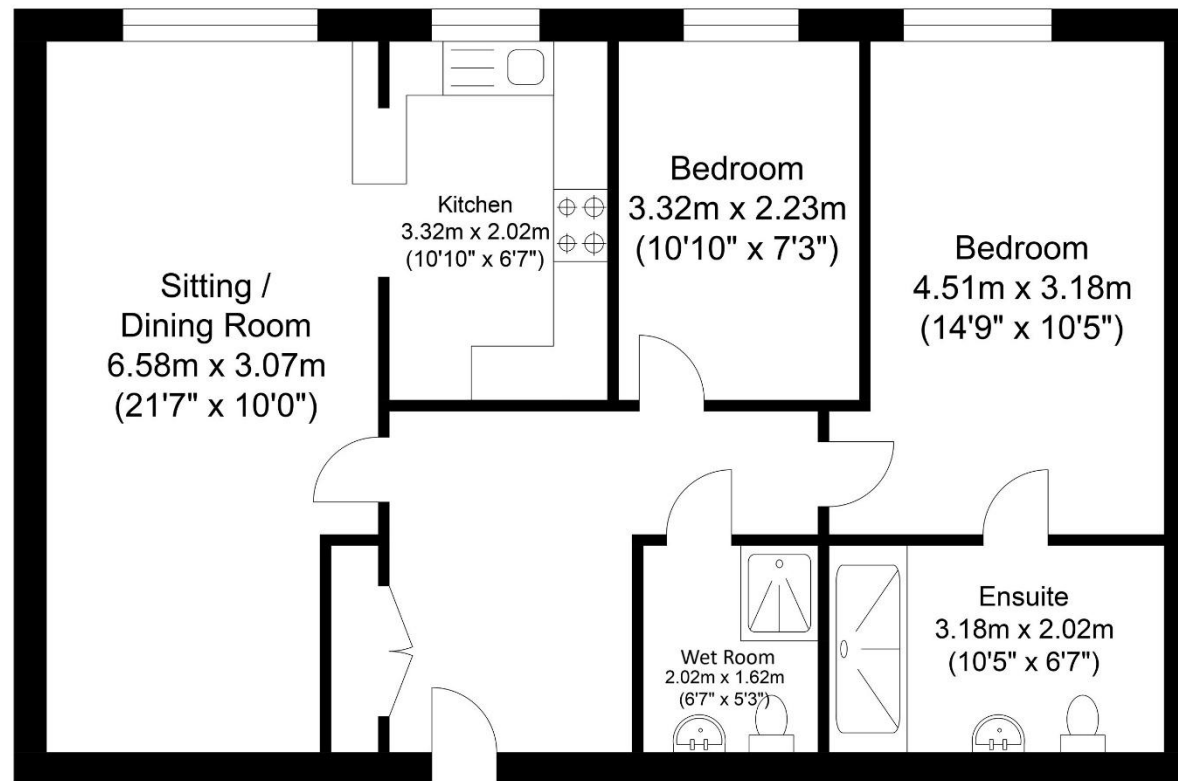
Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C

We understand that the lease contains a charge payable to Retirement Security Ltd of approximately 3% on the sale of the property. Further information is available from Greyfriars directly.





Approximate Floor Area
732.37 sq ft
(68.04 sq m)

Approximate Gross Internal Area = 68.04 sq m / 732.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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