



£275,000 - £300,000 guide price

Flat 40, Greyfriars Court, Court Road, Lewes, East Sussex, BN7 2RF

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Overview...

A great opportunity to purchase a well presented, Top Floor (with Lift) Retirement Flat with stunning Views across the River Ouse, South Downs and Nature Reserve.

Greyfriars Court is situated in the heart of Lewes Town Centre and is a popular and sought after retirement development, featuring 24 hour staffed duty managers, a delightful communal garden, residents car park and communal lounge and dining hall serving hot meals.

The 1 Bedroom apartment is well presented and benefits from a Modern Kitchen and Bathroom, and a generously sized Sitting Room/Dining Room, with nearly all rooms taking full advantage of the beautiful views.

VIEWING RECOMMENDED



The property...

Greyfriars Court Reception Desk- Approached from either the residents car park or Railway Lane, both with a gentle sloped entrance with automated doors. The Reception area is inviting with a staffed reception desk, doors to the Communal Lounge, Dining Hall, Laundry Room and the Lift serving all floors.

Private Entrance Hall to Flat 40- Front door, doors to principal rooms, Cloaks Cupboard and Linen Cupboard.

Sitting Room / Dining Room- Boasting magnificent views across the River Ouse, Nature Reserve, Chandlers Wharf and South Downs in the distance. The reception room measures a generous 18'6 x 12'2 and a sliding door opens to;

Kitchen- Modern fitted kitchen finished in a timeless white and complimented by wood style worksurfaces. The kitchen comprises of a range of cupboards and drawers and tiled splashbacks. Window with wonderful views across the River Ouse and the South Downs.

Bathroom- A generous size room, recently fitted with a modern white suite comprising a panel enclosed, with shower over and glass screen door. Wc, bidet, and wash hand basin set in a vanity unit. Modern tiled surrounds.

Bedroom- A generous double room with fantastic views across the River Ouse, Nature Reserve and South Downs.





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.





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.

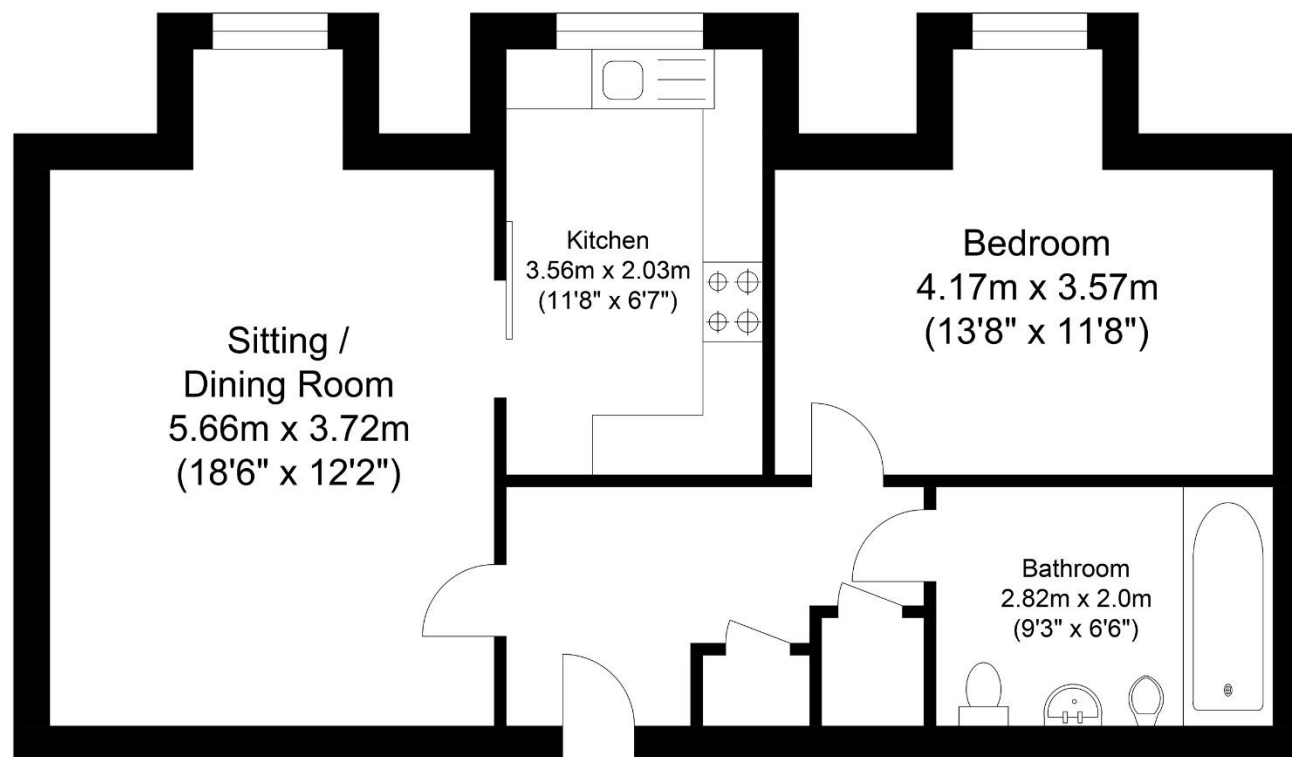
Service Charge of approximately £819.05 PCM we are advised that in addition to general maintenance and service this includes, water bills and buildings insurance

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



Approximate Floor Area
563.06 sq ft
(52.31 sq m)

Approximate Gross Internal Area = 52.31 sq m / 563.06 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: 01273 407929
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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