



**Court Road, Lewes, East Sussex, BN7 2SA**  
Asking Price £285,000

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

## Second Floor Two Bedroom Apartment in Central Lewes with Parking.

### The Property

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Second floor two bedroom apartment in purpose built building in central Lewes. Ideally positioned close to mainline train station this spacious apartment gives the opportunity to update and features a separate kitchen, fitted storage, far reaching views to Lewes Castle, allocated parking and no onward chain.

Court Road is very centrally located within walking distance of the High Street, leisure centre and railway station. The apartment is located on the top floor and would benefit from updating and improvement throughout. Stairs lead through the communal hallways to the top floor. Hallway with storage cupboard and doors to all rooms. Main bedroom has views to Lewes castle and the second bedroom overlooks the side of the property. Fitted bathroom with panelled bath, pedestal wash hand basin and low level w/c. The kitchen has ample storage units with a breakfast bar and an electric cooker and fridge. Large Living room with an electric fire set in a wooden surround and the large window offering further views straight to the Castle. Outside is an allocated parking space, drying area, bin store and communal garden.

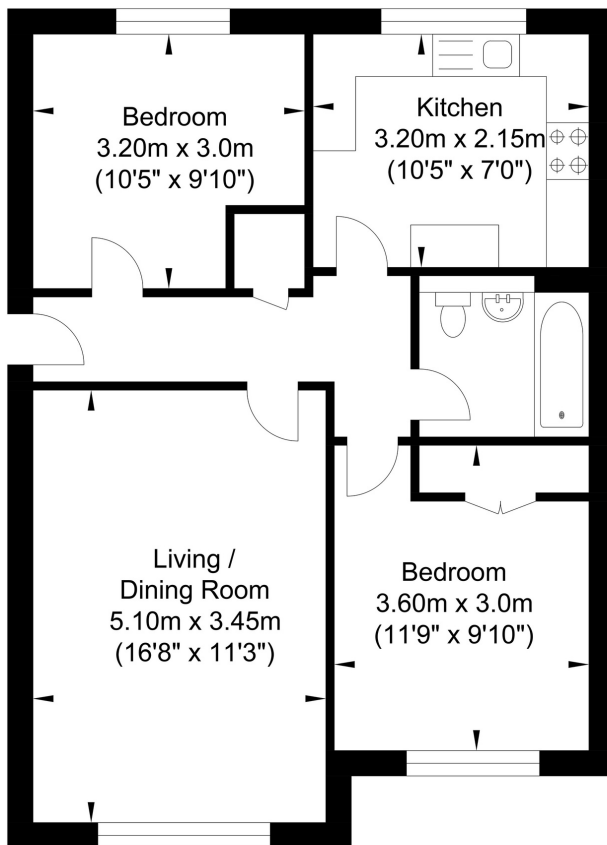
### The Location

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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Court Road, Lewes

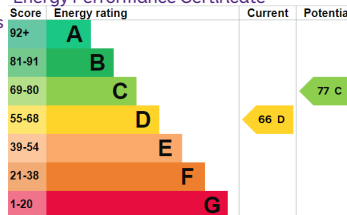


Approximate Floor Area  
627.32 sq ft  
(58.28 sq m)

### Agents Notes

Tenure - Share Of Freehold  
Years Remaining - 965  
Annual Service Charge - £1,620.00  
Annual Ground Rent - N/A  
Council tax band - C

### Energy Performance Certificate



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