



Clayhill Court, Lewes, East Sussex, BN7 2FN
Asking Price £319,950

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Well presented second floor purpose built apartment with balcony and parking.

The Property

Clayhill Court is a purpose built building located in a residential area within walking distance of the town centre. The property has allocated parking, two double bedrooms, open plan kitchen/ lounge/ dining room with integrated appliances and a balcony leading off.

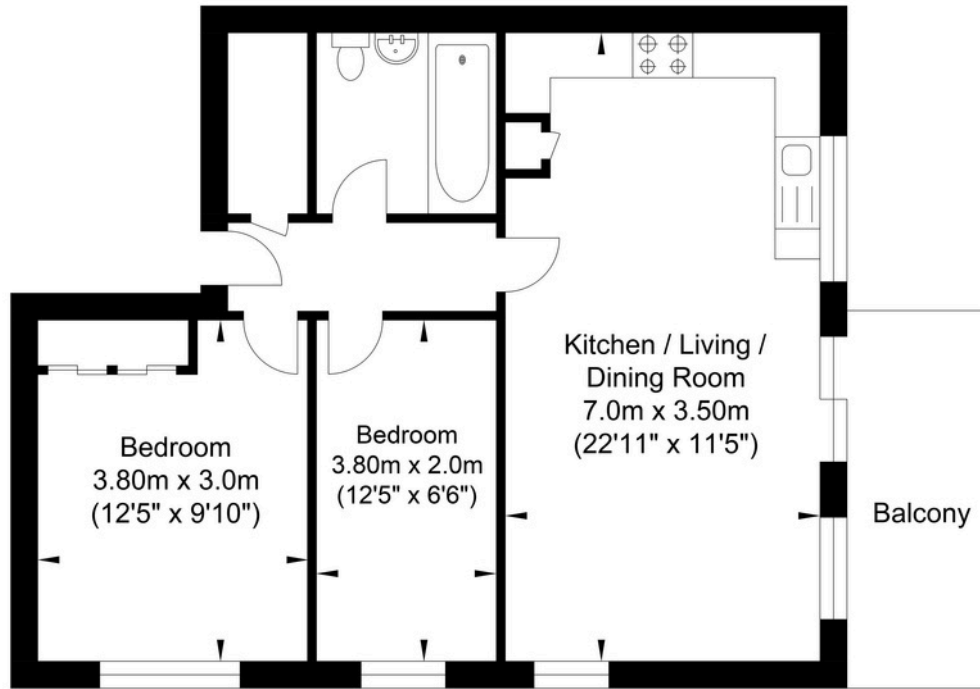
The apartment in Clayhill Court has been improved by the current owners and has a spacious entrance hall with a large utility cupboard with plumbing for a washing machine, re-fitted bathroom with black fittings, and a sink set in marble surround, bath with shower over and a black heated towel rail. The kitchen area has built in dishwasher, fridge/freezer, Neff cooker and hob. There is an excellent range of wall and base units. The lounge area is double aspect with sliding doors leading to the balcony which overlooks the Downs. There are two double bedrooms - one with fitted wardrobes and an allocated parking space under cover.

The Location

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.



Clayhill Court, Lewes



Approximate Floor Area
582.75 sq ft
(54.14 sq m)

Approximate Gross Internal Area = 54.14 sq m / 582.75 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale



Agents Notes

Tenure: Leasehold
Years Remaining: 112 Years
Annual Service Charge: Circa £1,800
Annual Ground Rent: £250
Council Tax Band: C

Energy Performance Certificate

Energy rating	Current	Potential
92+ A		
81-91 B	82 B	82 B
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		



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