



**Flat 21, Clayhill Court, 20 The Nurseries, Lewes, East Sussex, BN7 2FN**  
Asking Price £270,000



# Flat 21, Clayhill Court, 20 The Nurseries, Lewes, East Sussex, BN7 2FN

Spacious one bedroom first floor apartment with passenger lift, balcony and parking located in the popular Clayhill Court development in Lewes.

## The Property

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Clayhill Court was constructed approximately 10 years ago and offers bright spacious accommodation. The communal entrance hall has stairs and a lift to the first floor. The private front door leads to the entrance hall with doors leading to all of the rooms and a deep storage cupboard. The open living space is fitted with contemporary kitchen with wall and base units with integrated appliances. A large balcony leads off of the lounge area to the front offering a pleasant outlook. Double bedroom with fitted wardrobe. The bathroom was recently re-fitted with a new suite.

Outside is a useful external storage cupboard and an allocated covered car parking space

## 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 offer 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 high street shops. 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 cafe's, old inns and restaurants as well as a farmers market held the first 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.







## First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



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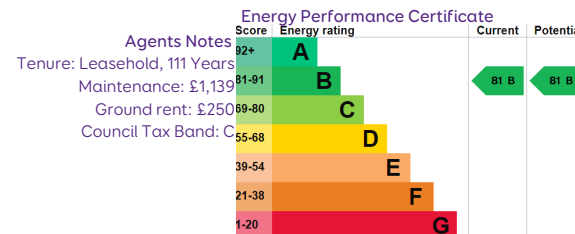
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