



**Spences Court, Lewes, East Sussex, BN7 2HE**  
Offers Over £225,000



# Spences Court, Lewes, East Sussex, BN7 2HE

## Spacious First Floor Two Bedroom Apartment with Parking in Lewes.

### The Property

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Well presented, spacious two bedroom apartment in Lewes. The property benefits from large living space with Juliette balcony, separate modern kitchen, residents parking and communal gardens. Offered for sale with no onward chain.

Spences court is located in the popular Malling area of Lewes within walking distance of the town centre, railway station and local park with coffee shop. Situated on the first floor of this purpose build property the apartment enjoys a dual aspect 22' living space with a Juliette balcony to the rear. Separate fitted kitchen with ample storage units, tiled splash back, space for appliances and window over looking the gardens. The main bedroom has a fitted wardrobe with sliding wardrobes, both bedrooms overlook the gardens. The bathroom has a modern suite with a bath with a shower over, display shelves in the recess and part tiled walls. Residents parking on a first come first served basis and communal gardens.

### The Location

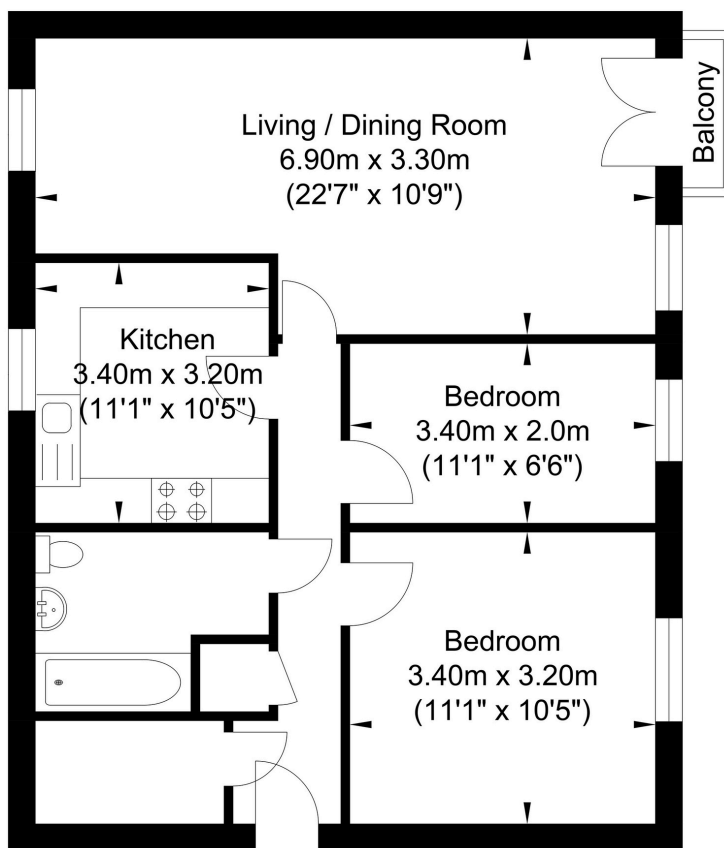
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent 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.









### Approximate Floor Area

649.81 sq ft

(60.37 sq m)

Approximate Gross Internal Area = 60.37 sq m / 649.81 sq ft

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

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### Agents Notes

**Tenure - Leasehold**

**Years Remaining - 88 Years**

**Annual Ground Rent - £10.00**

**Annual Service Charge - £532.16**

**Council Tax Band - A**

### Energy Performance Certificate

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



### Please note:

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