



**Court Road, Lewes, East Sussex, BN7 2SA**  
Offers In Excess Of: £295,000

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

**Spacious Two Bedroom Ground Floor Flat in Central Lewes, Featuring a Re-Fitted Kitchen And Bathroom, Allocated Parking, and No Onward Chain.**

### **The Property**

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Located on the ever-popular Court Road in the heart of Lewes, this two bedroom ground floor flat presents an excellent opportunity for first-time buyers, downsizers or investors alike. Offering a combination of practicality and modern style, this property has been recently redecorated and re-carpeted, ensuring a fresh and welcoming atmosphere throughout.

The flat benefits from a re-fitted kitchen, which has been thoughtfully updated with modern appliances and ample storage space. The bathroom has also been re-fitted, providing contemporary fixtures and fittings for a sleek finish with a glass shower screen. The electric heaters have been upgraded throughout too.

The two bedrooms are well proportioned, offering flexibility for use as a guest room, home office, or additional living space if required. The reception room is generously sized with a bay window over the communal gardens creating a perfect area for relaxation or entertaining. Large windows throughout the flat allow natural light to pour in, creating a bright and airy living environment.

Situated in a sought after town centre location, the property offers easy access to the array of amenities that Lewes has to offer, including shops, restaurants, and cultural attractions. The flat also benefits from an allocated parking space immediately outside the front door which is a valuable feature in such a central location.

One of the standout benefits of this property is that it is offered with no onward chain, allowing for a straightforward and speedy purchasing process.

### **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 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 cafes, old inns and restaurants as well as a farmers market held the first weekend of every month.

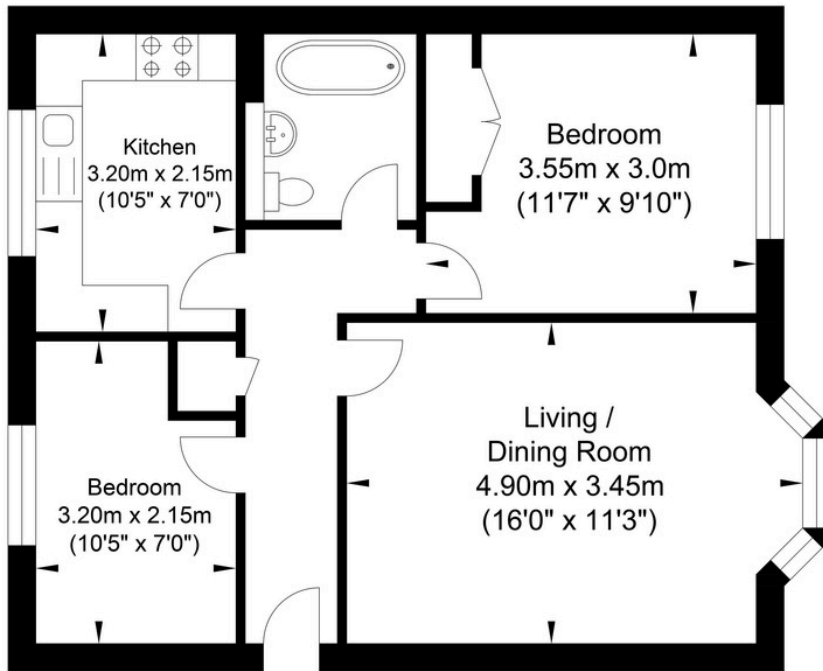
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.







# Court Road, Lewes



Ground Floor  
Approximate Floor Area  
553.48 sq ft  
(51.42 sq m)

Approximate Gross Internal Area = 51.42 sq m / 553.48 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Material Information

Tenure: Share Of Freehold  
Service Charge: £1,740.00 per annum  
Ground Rent: N/A  
EPC: D  
Council Tax Band: C

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		



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