



**Clayhill Court, Lewes, East Sussex, BN7 2FN**  
Asking Price £320,000



## Clayhill Court, Lewes, East Sussex, BN7 2FN

A first floor two double bedroom modern apartment located in The Nurseries with an allocated parking space.

### The Property

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Clayhill Court is located within walking distance of the town centre it has an open-plan lounge/kitchen/ dining room with a full width balcony to the front. There is gas central heating, double glazing and engineered oak flooring , The contemporary style kitchen has integrated appliances including a fridge/freezer, gas hob with oven below, dishwasher and 1 ½ bowl sink unit set into the worksurface. There is a separate walk in utility cupboard with plumbing for a washing machine and an air re-cycling system. There are two double bedrooms - one with a built in wardrobes and family bathroom with a bath with shower over, wash hand basin and concealed low level wc.

Outside there is an allocated parking space and bike storage shed.

### The Location

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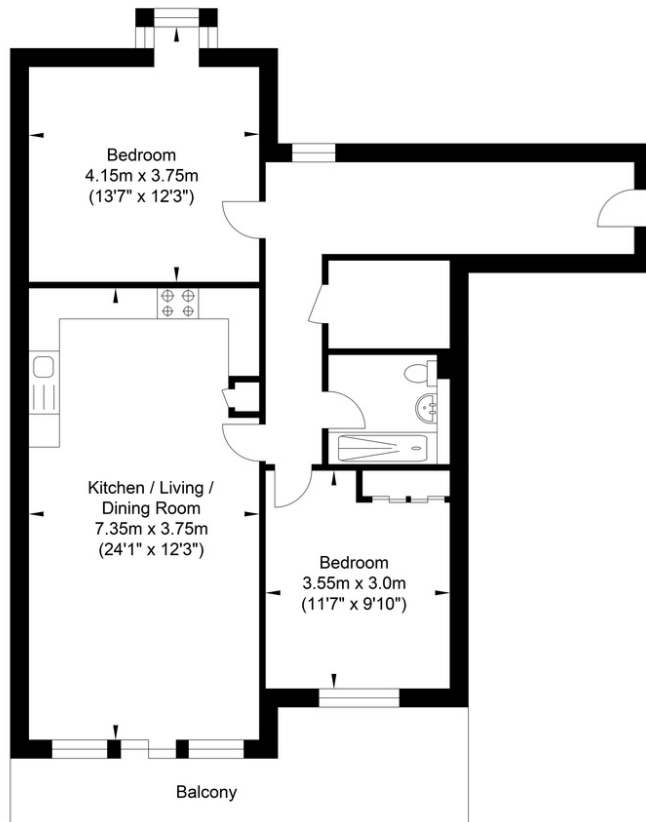
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.







# Clayhill Court, Lewes



Approximate Floor Area  
781.45 sq ft  
(72.60 sq m)

Approximate Gross Internal Area = 72.60 sq m / 781.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Agents Notes

Tenure: Leasehold  
Years Remaining: 115 Years  
Annual Ground Rent- £250.00  
Annual Service Charge: £1,557.00  
Council Tax band: C

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	01 B	01 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Oakley

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