



£180,000 guide price

32 Winterbourne Lodge, Warren Drive, Lewes, BN7 1HD

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# The property...

Winterbourne Lodge is a popular retirement development on the western side of Lewes for those aged 55 and above. The properties benefit from an onsite warden who is available during working hours, and 24-hour emergency assist pull chords. There is a communal Laundry Room and guest suite that can be hired and booked in advance for a nominal fee.

**Communal Entrance** - Secure Entry Phone System. Front door opens to a communal entrance hall with stairs rising to the first floor.

**Entrance Hall** - Generously sized storage cupboard, doors to principal rooms.

**Sitting/Dining Room** - Measuring a generous 18'8 with modern double-glazed window with views to the front to the West. Picture rail, wall mounted and ceiling lights, door to;

**Kitchen** - Modern fitted kitchen finished in a timeless white and complemented by darker coloured worksurfaces and a colour tiled splashback. The kitchen comprises of a range of cupboards and drawers, provides space for appliances and enjoys views to the front.

**Bathroom** - Modern suite comprising of a Shower with attached seat, tiled surround and glass screen. Handwash basin with several modern white vanity units below, LLWC and airing cupboard.

**Bedroom 1** - Double room with Easterly facing double glazed windows overlooking the communal grounds and treeline outside. Fitted wardrobe.

**Bedroom 2** - Featuring an Easterly aspect double glazed window and built in wardrobe.





## Outside and Location...

**Communal Gardens** - An attractive feature of this property are the pretty gardens which wrap around the building. The gardens are typically laid to lawn with established plants and shrubs.

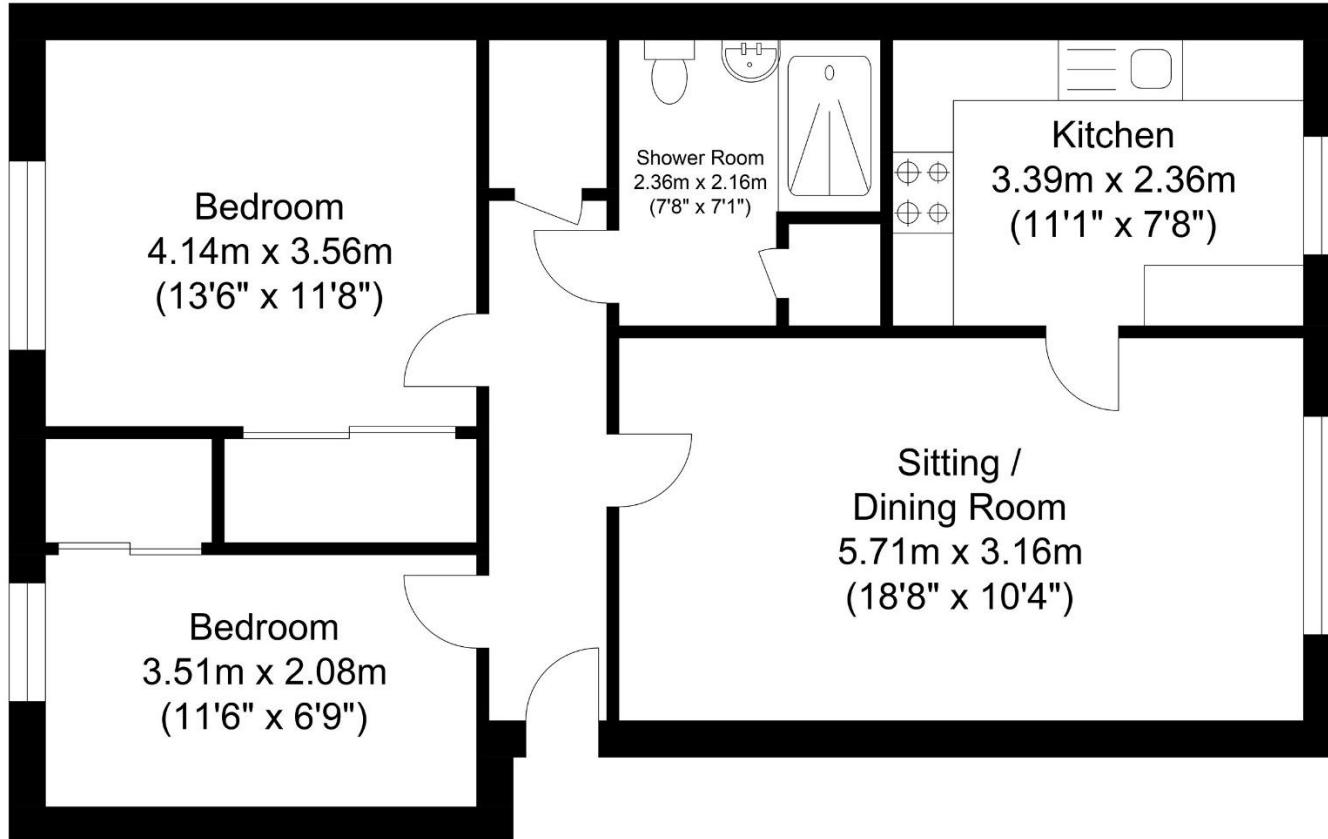
**Parking** - Off Street Parking for residents and guests is available on a first come first serve basis but parking is often available.



**Warren Drive** is located on the western side of Lewes and benefits from easy access with a short and direct pathway to bus stops offering direct services to Brighton and Lewes town centre. Local shops and scenic walks over the South Downs are a short walk away. Lewes further benefits from a Cinema, comprehensive High Street and Mainline Railway Station with direct services to London and Brighton.

Gas Central Heating - Double Glazing

**Tenure** - Leasehold with ap 57 years remaining  
**Service Charge & Ground Rent** - apx £237.60 PCM  
**EPC Rating** - C  
**Council Tax Band** - C



### Approximate Floor Area

655.41 sq ft  
(60.89 sq m)

Approximate Gross Internal Area = 60.89 sq m / 655.41 sq ft

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

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