



St. Thomas Court, Lewes, East Sussex, BN7
Asking price: £139,000

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One Bedroom retirement apartment ideally positioned in central Lewes. Living space with views across Lewes, fitted kitchen and bathroom. Communal facilities with a resident lounge, guest suite, communal parking and a warden onsite during the day with 24 hour call system.

The Property

A second floor retirement apartment set in St Thomas Court retirement development ideally positioned in central Lewes available with vacant possession. The flat has a double bedroom, a lounge/dining room with, modern kitchen and fitted bathroom. There are communal facilities with a resident lounge, guest suite, laundry room, communal parking and a warden onsite during the day with 24 hour call system when the warden is not there. St Thomas Court is a level waking distance to the amenities in Cliffe High street and all of the supermarkets.

Communal entrance hall with stairs and lift rising to first floor and flat front door.

Entrance Hall - Front door opening into hall with central ceiling light fitting and window overlooking the side of the property. Warden call cord and door phone entrance system. Doors to all rooms.

Bedroom - Central ceiling light fitting and bay window overlooking the rear of the property with views towards the Downs. Fitted wardrobe with hanging and shelving space. Further fitted airing cupboard with slatted shelving.

Lounge/Diner - Central ceiling light fitting and warden pull cord. Bay window with windows giving views across Lewes towards Malling Down.

Kitchen - Opening from lounge/diner. Central ceiling strip light fitting and partly tiled walls. Fitted kitchen with roll top work surface incorporating a range of base and eye level cabinets and drawers. Inset stainless steel sink with mixer tap. Further space for freestanding appliances.

Bathroom - Central ceiling light fitting, partly tiled walls and warden pull cord. Matching white suite comprising low level W/C, pedestal wash hand basin and side panelled bath with shower attachment above. Wall mounted heated towel rail.

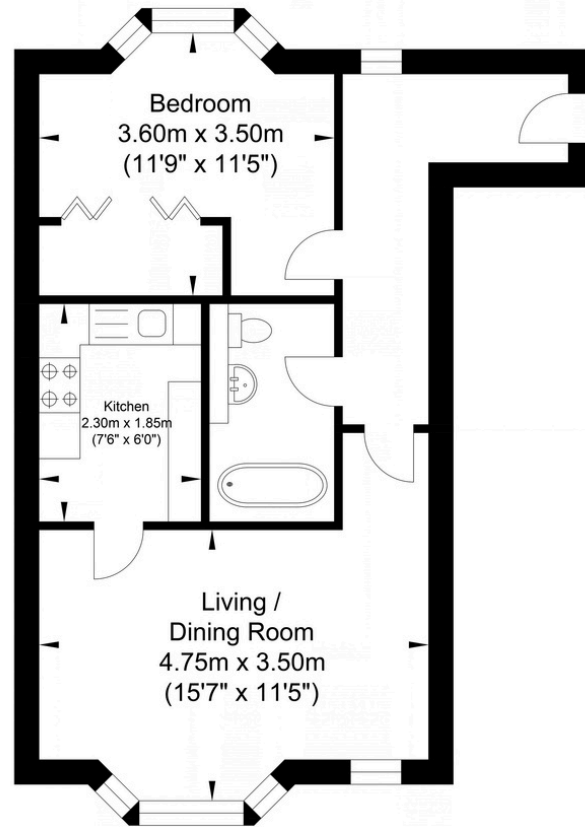
The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



St Thomas Court, Lewes



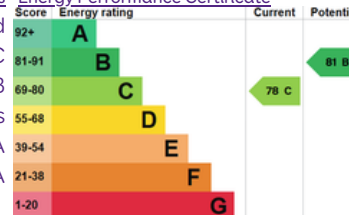
Ground Floor
Approximate Floor Area
464.57 sq ft
(43.16 sq m)

Approximate Gross Internal Area = 43.16 sq m / 464.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure - Leasehold
EPC - C
Council Tax Band - B
Years remaining - 64 Years
Service charge: £3,889.75 PA
Ground Rent: £150 PA

Energy Performance Certificate



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Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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