



**Clayhill Court, 20 The Nurseries, Lewes, East Sussex, BN7 2FN**  
Asking Price £275,000

## Clayhill Court, 20 The Nurseries, Lewes, East Sussex, BN7 2FN

A contemporary two bedroom, third floor apartment in the purpose built Clayhill Court, Lewes. The apartment features open-plan living area, private balcony, and allocated parking.

### The Property

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This modern two-bedroom apartment offers a contemporary living solution within a convenient location, situated within purpose built Clayhill Court, Lewes.

The apartment features an open-plan kitchen and living space. This area is designed for both daily life and entertaining, providing a seamless flow between cooking, dining, and relaxation. The kitchen is well appointed and functional. Large windows ensure the living area receives ample natural light.

A private balcony, accessible from the living area, provides a great private outdoor space for relaxation and extends the usable living area.

The property features two bedrooms. The main double bedroom offers a well sized space, while the second bedroom is versatile, suitable as a guest room, home office, or hobby area. A modern bathroom serves both bedrooms and is fitted with contemporary fixtures.

Practical features include full double glazing and an allocated parking space. The building also offers dedicated bin and bike storage facilities. Situated on the third floor, the property also includes lift access for ease and convenience.

Clayhill Court is well located, offering access to Lewes town centre with its shops, cafes, and restaurants. This apartment further benefits from great eastern aspect views of the surrounding South Downs. Situated near central Lewes, the apartment benefits from convenient transport links such as a nearby bus stop for the Brighton & Hove bus network, as well as Lewes train station to provide convenient connections to Brighton, Eastbourne, London, and other destinations.

### The Location

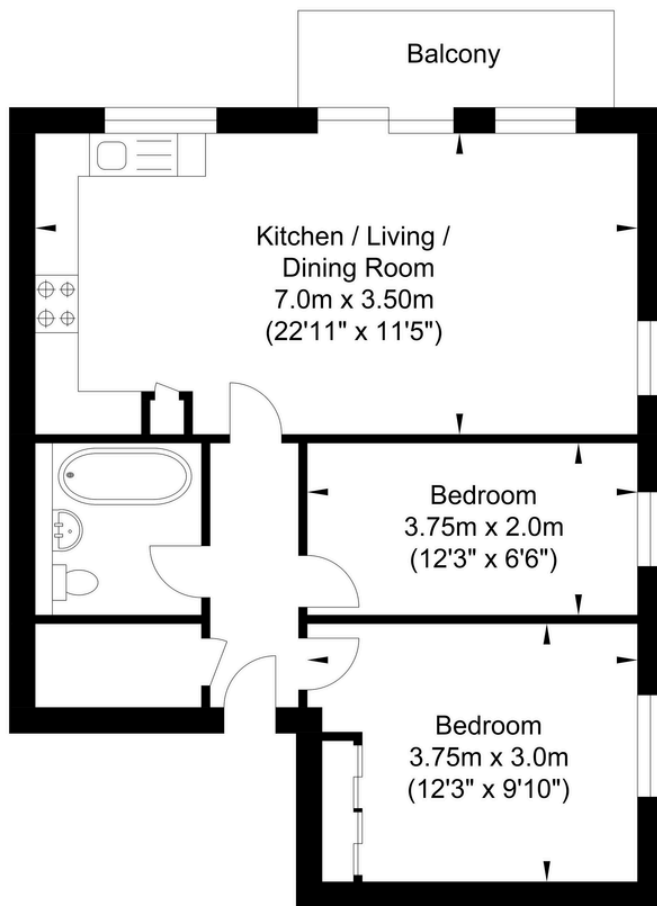
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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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 cafe's, 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.



# Clayhill Court, Lewes



Approximate Floor Area  
582.86 sq ft  
(54.15 sq m)

Approximate Gross Internal Area = 54.15 sq m / 582.86 sq ft

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

## Material Information EPC

Tenure - Leasehold

EPC: C

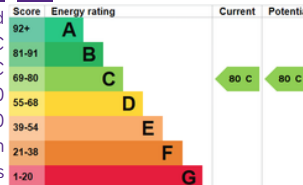
Council Tax Band: C

Annual Ground Rent - £250

Per Annum

Current Service Charge - £1,766.40

Years Left on Lease - 112 Years



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