



34 Greyfriars Court, Court Road, Lewes, BN7 2RF

ROWLAND
GORRINGE

34 Greyfriars Court, Court Road Lewes BN7 2RF Guide Price £240,000

Greyfriars Court offers an unparalleled lifestyle (within Lewes): With accommodation specifically designed for people of retirement age who no longer desire the encumbrance of household maintenance. Greyfriars Court is not an ordinary apartment block, nor is it a residential care or nursing home. Instead, it has been carefully developed to provide single people and couples with independent living in their own homes, but without the usual chores of maintaining a house and garden, and with some helpful additional facilities and support.

At Greyfriars, there is always someone around: a Duty Manager is on-site 24 hours a day to deal with any problems. Meals are available every day in the dining room if required; there is a communal lounge area, a meeting room and an attractive walled garden. The Court has its own handyman, and all apartments, as well as the communal areas, are cleaned to a high standard by a team of housekeeping assistants. Regular activities are on offer for those who enjoy them. The aim here is to provide each owner the opportunity to enjoy their retirement years in the way they choose, within a supportive community that is within an immediate walk of Lewes High Street along with neighbouring countryside.

Immaculately presented throughout is this second-floor retirement apartment, found on the west face of the ever-popular Greyfriars Court, with a glimpse of the South Downs on the horizon. The flat has a generous sitting room with an immaculate modern fitted kitchen. There is a double bedroom and luxury modern fitted wet/shower room. The development has a residents' sitting room and restaurant, meeting room, laundry, lifts to all floors, communal parking, a walled garden and multiple staff to ensure luxury retirement living. The apartment benefits from gas-fired central heating and uPVC double-glazed windows.

Greyfriars Court is in a superb central Lewes town centre location, yet close to the nature park and the banks of the River Ouse giving superb riverside walks. Waitrose, the Cliffe shopping precinct and Cliffe High Street are just a couple of minutes walk. The mainline railway station, with services to London Victoria (65 mins), London Bridge (90 mins) and Brighton (15 mins), and the neighbouring Depot Cinema, are approximately within a level walk from the property. Lewes' historic town centre offers an abundance of excellent independent shops, cafes, pubs and restaurants, as well as three superstores.

Tenure: Leasehold to be sold by private treaty. Local Authority: Lewes District Council. Council Tax Band: D - All mains services are connected to the property. Gas-fired central heating.

We understand that the current broadband download speed (Full Fibre Broadband) at the property is up to 1600 Mbps; however, please note that results will vary depending on the time a speed test is carried out (Data taken from <https://www.openreach.com/fibre-checker> on 02/09/2026). Actual service availability at the property or speeds received may be different.

Directions: <https://w3w.co///regretted.tweaked.mills>



- Immediately available
- Approximate internal measurement of 581 sq ft
- Communal utility, residents lounge and courtyard garden
- Service charge: £872.12 PCM
- Adjoining the Lewes Railway Land Wildlife Trust
- No onward chain
- Light & airy accommodation
- Visitors suite upon request (reservation required)
- Ideally located within the thriving heart of the county town of Lewes
- Revered retirement living



Sitting/Dining Room	5.74m x 4.17m (18'10 x 13'8)
Bedroom	4.32m x 3.63m (14'2 x 11'11)
Kitchen	3.58m x 1.98m (11'9 x 6'6)
Shower Room	
Reception Hall	





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Approximate Gross Internal Area = 54.0 sq m / 581 sq ft

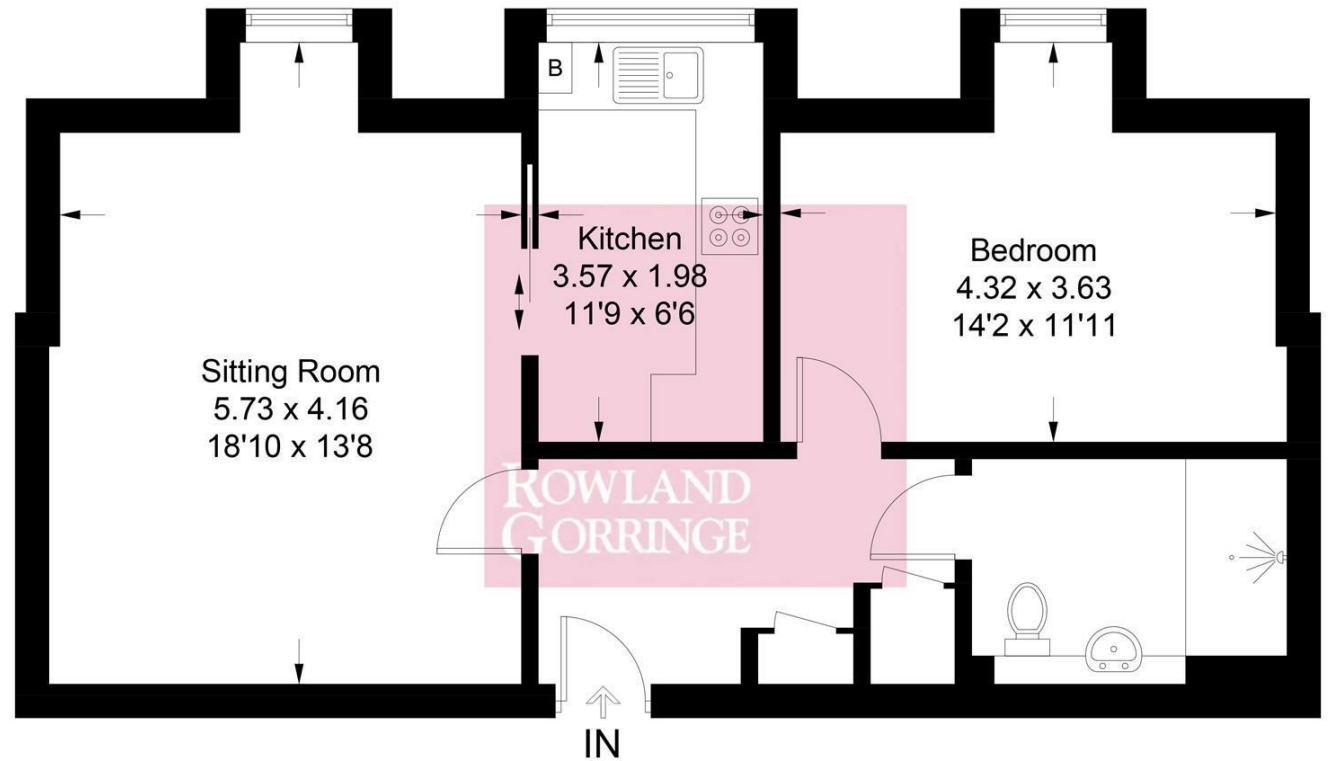


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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