



Court Road, Lewes, East Sussex, BN7 2SA
Asking Price £365,000

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Two bedroom house on popular Court Road, Lewes, offering a quiet town centre location with nature reserve views. Features include a re-fitted kitchen, modern bathroom, front garden and an allocated parking space.

The Property

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The ground floor features an entrance porch with storage cupboard, opening to a reception room with a bay window to the front overlooking the nature reserve, offering a comfortable space for relaxation. The re-fitted kitchen includes ample storage and modern finishes with stainless steel sink unit, electric oven, hob and integrated fridge and freezer, washing machine and slimline dishwasher, designed for practical use and style.

Upstairs there is a small landing with a hatch access to the loft space, there are two bedrooms. Both overlooking the front of the property, the main room has a double wardrobe and an airing cupboard with shelving. The property also includes a well-maintained, bathroom with modern fixtures and an electric shower over the bath and part tiled walls.

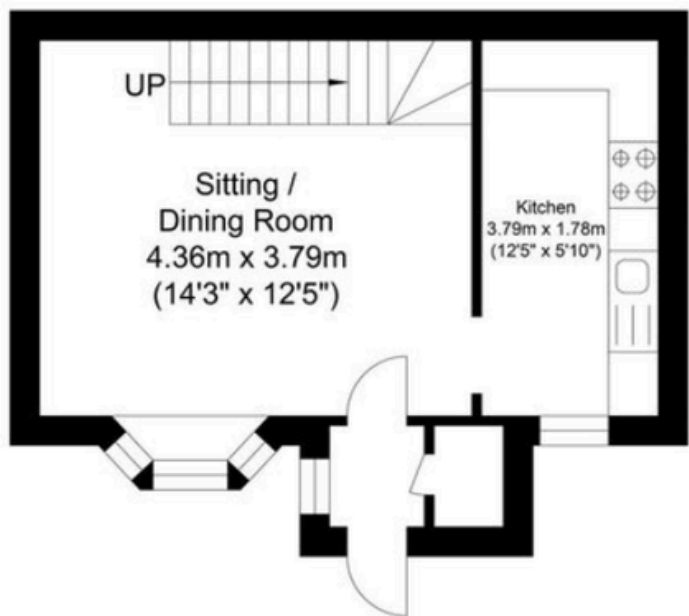
The front garden is laid to lawn and there is room for a bench. There are communal washing lines and bin stores nearby. An allocated parking space is included alongside visitor parking. The property's location also provides excellent transport links, with Lewes train station offering regular services to London, Brighton, and Eastbourne, suitable for commuters.

The Location

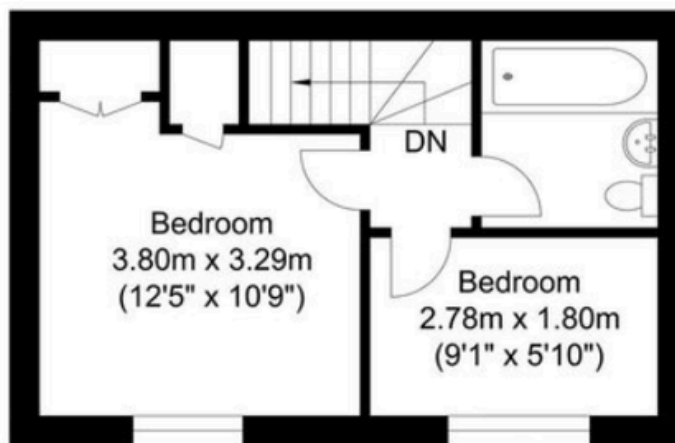
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian 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. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.





Ground Floor
Approximate Floor Area
275.66 sq ft
(25.61 sq m)



First Floor
Approximate Floor Area
254.56 sq ft
(23.65 sq m)

Approximate Gross Internal Area = 49.26 sq m / 530.23 sq ft

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



Material information
Tenure - Freehold
Estate Management - £456PA
EPC - D
Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Please note:

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