



£260,000 offers in excess of
Flat 34 Court Road, Lewes, East Sussex, BN7 2SA

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The property...

A great opportunity to purchase this wonderful two-bedroom first floor flat, located in the heart of Lewes within easy walking distance of the bustling town centre, local shops and restaurants, and the mainline Railway Station offering regular services to Brighton, London and Gatwick.

This wonderful home is in need of some modernisations but enjoys two double bedrooms, a generous sitting room with feature fireplace, separate fitted kitchen, as well as a fitted bathroom.

ACCOMMODATION

ENTRANCE HALL- Front door to spacious hall with storage cupboard and doors to principal rooms

SITTING ROOM- A super room flooded with natural light from the side aspect double glazed windows and feature fireplace with electric coal burner

KITCHEN- Fitted with a range of wall and base units with complementing worksurfaces, one and half bowl sink with adjacent mixer tap and side aspect double glazed windows above, filling the space with natural light. Space for electric cooker, fridge freezer, washing machine and dishwasher

BEDROOM- A good size double room with side aspect double glazed windows and built in wardrobes

BEDROOM- A great double bedroom with side aspect double glazed windows, naturally brightening the room, and built in wardrobes

BATHROOM- Fitted suite comprising a panel enclosed bath with shower over, tiled walls and glass screen, pedestal wash hand basin and low-level W.C.

PARKING- Allocated parking space





Location...

Court Road is a non through road, located in the heart of the town centre with direct access to the Railway Land Nature Reserve. Lewes mainline Railway Station is within striking distance, with regular direct services to London, Brighton and Gatwick.

The town centre is within easy reach offering many individual shops, restaurants, public houses and riverside walks. Also within easy walking distance is The Depot Cinema, the Priory Ruins and the beautiful Grange Gardens.

Lewes is the county town of East Sussex, nestled within the South Downs National Park and offers wonderful opportunities for walking, cycling and recreation.

Tenure- Share of Freehold

Lease - apx 971 years remaining

Service Charge- apx £1740 pa

Ground Rent - peppercorn

Electric heating

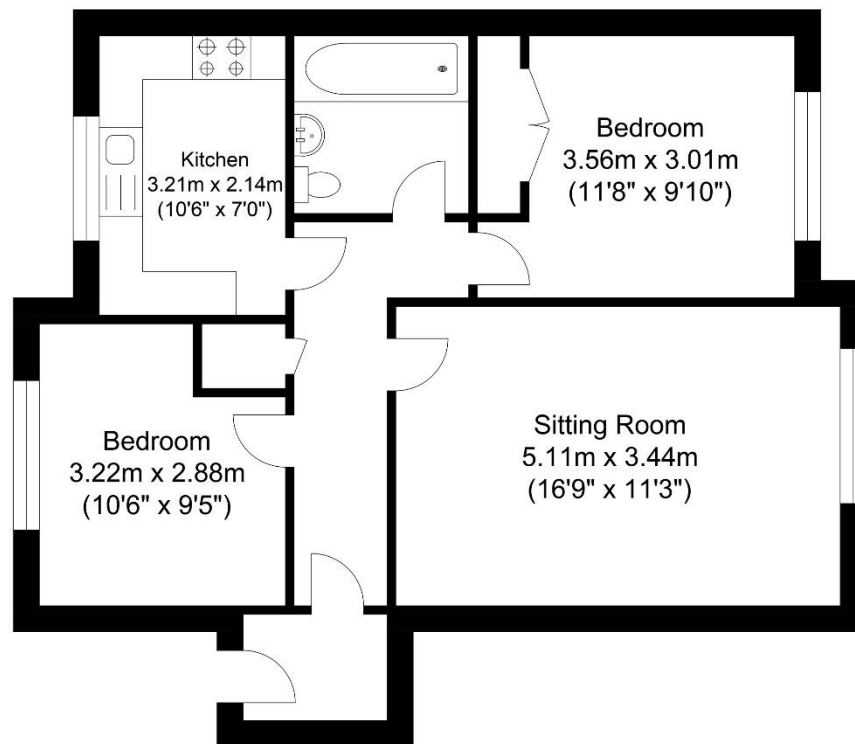
EPC Band- C

Double glazing

Council Tax Band- C



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Approximate Floor Area
630.65 sq ft
(58.59 sq m)

Approximate Gross Internal Area = 58.59 sq m / 630.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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