

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**  
**£185,000**  
**Leasehold**

1x  1x  1x 

**34-36, 36 Cliffe High Street, Lewes, East  
Sussex, BN7**

**cubitt&west**  
Helping you move forwards



## Main features

- Situated in the heart of the vibrant Cliffe High Street
- Ground floor apartment with private entrance & courtyard
- Ideal for first time buyers or buy-to-let investors
- Modern kitchen area & bathroom
- No onward chain

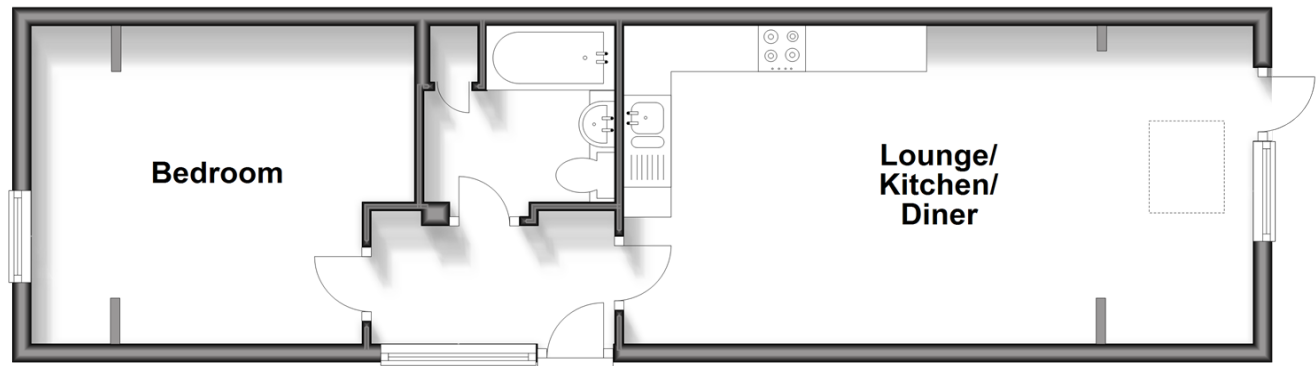
## Accommodation

### GROUND FLOOR

Hallway  
 Lounge/Kitchen/Diner: 22'0 x 11'5 (6.71m x 3.48m)  
 Bedroom: 13'3 x 11'7 (4.04m x 3.53m)  
 Bathroom

### Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



**Call Lewes - (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale