



# Station Street, Lewes

**Lewes  
Estates**

Caburn Court is a popular warden assisted retirement block situated in a highly convenient location in the heart of the historic town of Lewes, a vibrant and historic county town within the South Downs National Park. The building is wonderfully placed within walking distance of an excellent range of independent shops, restaurants and recreational facilities, as well as Lewes railway station, which has regular trains to Brighton (15 minutes), London Victoria (70 minutes) and Eastbourne (35 minutes).

- 125 year lease from 1989
- Service charge of £1350 due every 6 months
- Ground Rent of £241 due every 6 months.

Property available for sale with no onward chain.

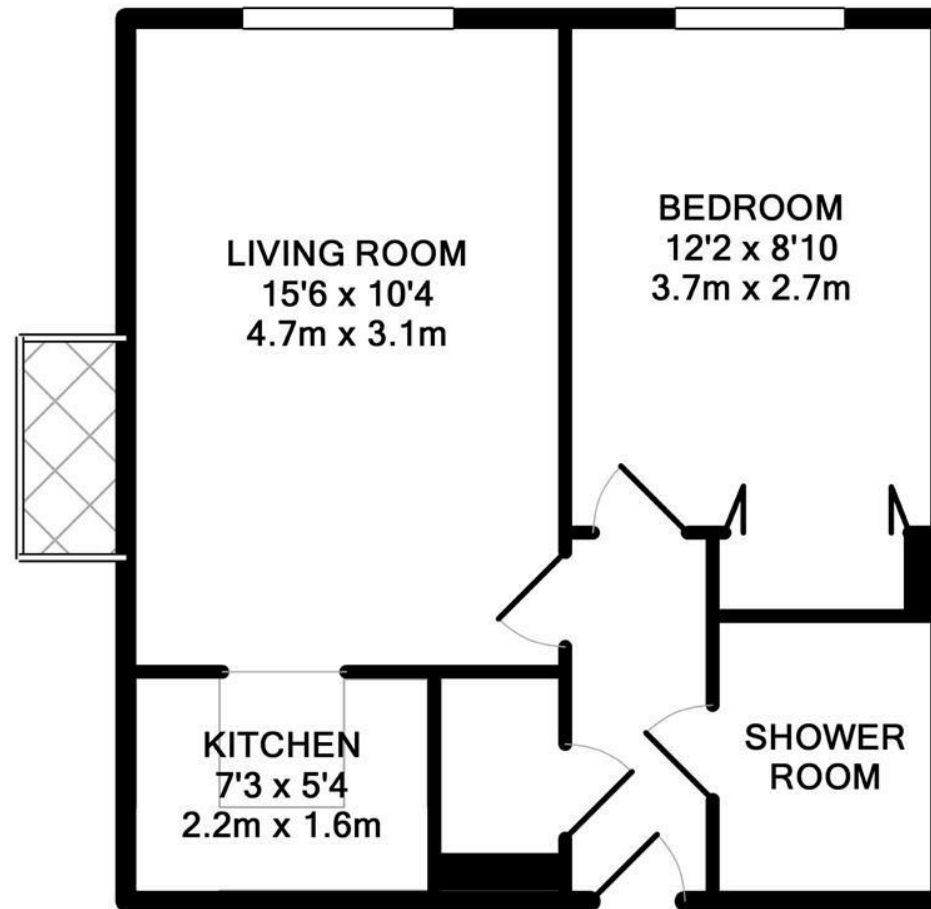
- Warden Assisted Retirement Block
- Highly Convenient Location in Heart of Lewes
- Dual Aspect Large Bay Windows
- New Combi-Boiler
- Residents Lounge & Laundry Room
- Communal Gardens
- Available with no onward chain



A one bedroom first floor retirement flat offering facilities for purchasers aged 60 years and over. Set in a secure well maintained block with lift. Caburn Court enjoys access to communal gardens as well as optional social activities for residents. The building provides a communal residents lounge, a shared laundry room, guest room facilities, and off street parking. Pets are allowed providing permission is requested and granted. A fee is applicable.

Enter the flat into the hallway, which leads to a double bedroom with fitted wardrobes, a fully tiled shower room with white suite and accessible shower unit, and a living area. The living room is especially bright and sunny due to the large dual aspect bay windows. An opening from the living room leads to the kitchen, comprising a range of fitted wall and base units. Warden assist pull cords in all main rooms. This bright and spacious flat features double glazed windows throughout and a new combi-boiler. Viewing is highly recommended.





**TOTAL APPROX. FLOOR AREA 395 SQ.FT. (36.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Draft**



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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