



Warren Drive, Lewes

**Lewes
Estates**

LEWES

Offers In Excess Of £210,000

- Ground Floor Retirement Flat for the over 55's
- 2 Bedrooms
- South Facing Living Room
- Kitchen
- Shower Room
- Newly Decorated and Carpeted
- Gas Central Heating and Double Glazing
- Communal Grounds
- Communal Parking
- On Site Warden during office hours (hours TBC)

A recently Re-Decorated and Re-Carpeted, 2 Bedroom, Ground Floor, Retirement Property for the over 55's.

Winterbourne Lodge offers a range of services for its residents including use of a Laundry Room and Guest Accommodation for friends and family, Off Street Parking on a first come first basis, an on site Warden during office hours (Monday-Friday 8:30am-3pm), Communal Grounds, and 24hr Emergency Pull Chords within the property. Gas Central Heating and Double Glazing.



The Front Door opens into an Entrance Porch with window onto Communal Grounds
 The Living Room is in our opinion of a Generous Size and benefits from a Southernly Aspect with views over the Communal Grounds

The Kitchen is, in our opinion, also of a Generous Size and of a Southernly Aspect and features an array of fitted cupboards and drawers with space for kitchen appliances.
 The Shower Room is a white suite comprising of a WC, Wash Hand Basin and larger style Shower Enclosure with fitted seat.
 Bedroom 1 benefits from Fitted Wardrobes and a View over Communal Grounds.
 Bedroom 2 also benefits from Views over the Communal Grounds.

Winterbourne Lodge is within walking distance of bus services to Brighton and Lewes Town Centre.

We have been advised that the Lease is dated 1985 with 63 years remaining, the Ground Rent is £60 per year and the Service Charge is approximately £194.54 per month.
 EPC Rating C.



directions

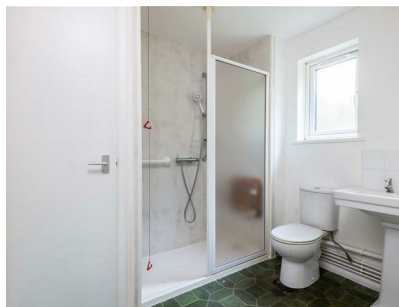
From our office in the High Street turn left, proceed up St Anne's Hill and into Western Road. At the Prison crossroads proceed straight over into the Brighton Road. Take the first left into Warren Drive where the property can be found at the end of the cul-de-sac on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



draft

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 the advice of your legal representative.

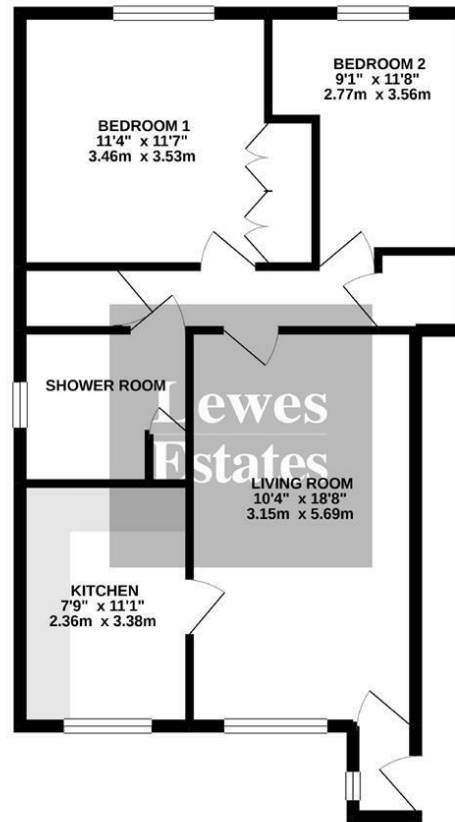


t: 01273 477377

e: sales@lewesestates.co.uk

www.lewesestates.co.uk

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Meropix ©2023.

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk

Leweshousesale.com LTD company number 10920678 Trading as Lewes Estates
Registered Office Address 30 New Road, Brighton, East Sussex, BN1 1BN

