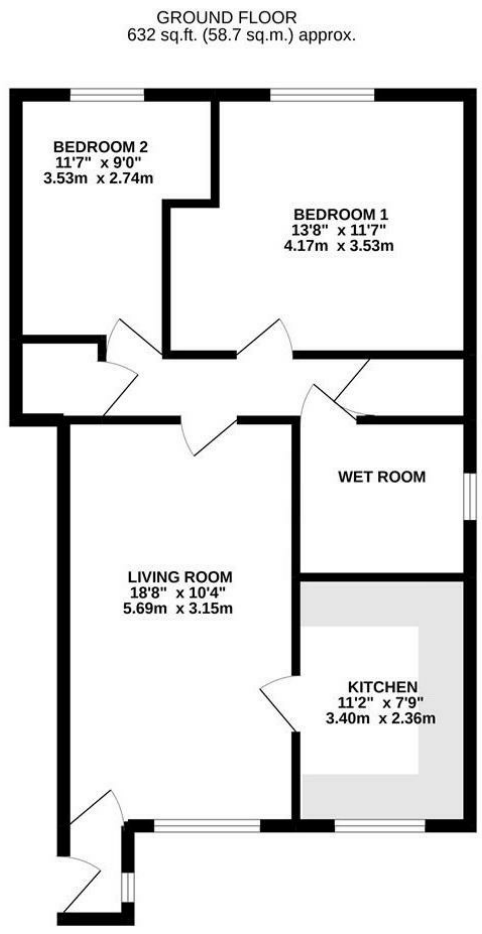
Lewes Estates

Warren Drive, Lewes



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.
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LEWES

£225,000

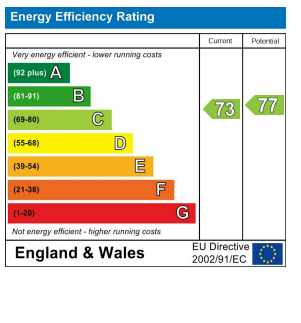
- Ground Floor Retirement Flat for the over 55's
- 2 Bedrooms
- West Facing Living Room
- Modern Kitchen
- Modern Shower Room
- Gas Central Heating and Double Glazing
- Communal Grounds
- Communal Parking
- On Site Warden during office hours (hours TBC)
- Use of Guest Suite for Visitors

A Recently Modernised, Ground Floor, 2 Bedroom, Retirement Flat 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 Westerly Aspect.
The Kitchen has been updated in recent years and is a particular feature of the property. The Kitchen comprises of an array of cupboards and drawers with ample work-surface space.
The Modern Shower Room is also a key feature of the property having been modified for easier access with the installation of a Wet Room style Shower Enclosure, and Modern WC and Wash Hand Basin.
Bedroom 1 is in our opinion a generous Double Bedroom with views over communal grounds.
Bedroom 2 also benefits from views over the communal grounds.
Two good sized cupboards can be found in the hall, providing usual storage.
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 62 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.



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.

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