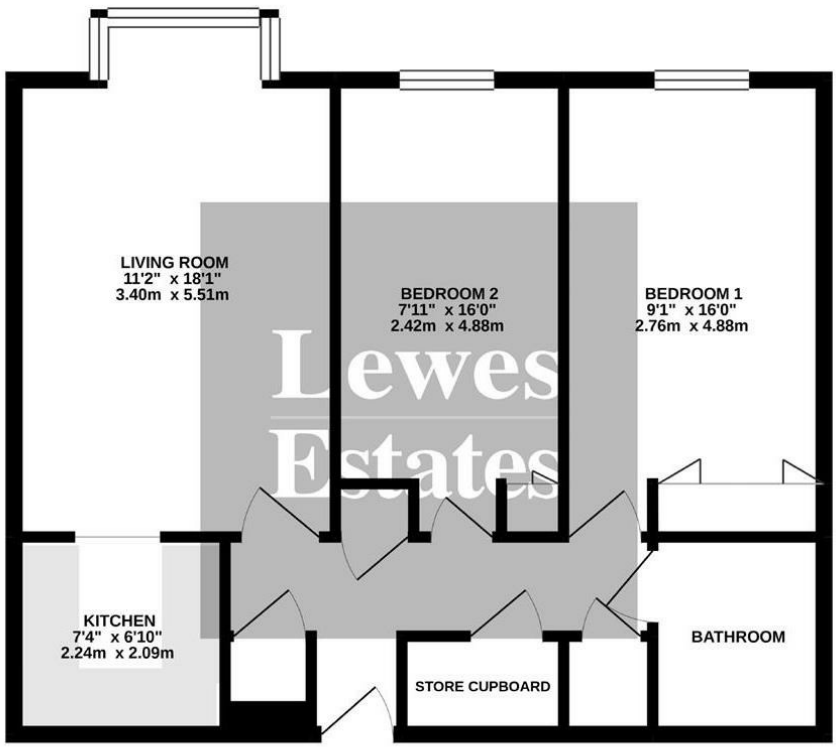
Lewes Estates

Caburn Court, Lewes

THIRD FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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 Metropix ©2021

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

LEWES

Offers In The Region Of £200,000

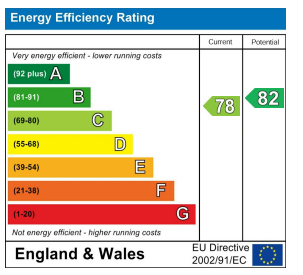
- Retirement Property for the Over 60's
- Town Centre Location
- 2 Double Bedrooms
- Newly Decorated and Carpeted
- Views Over the Lewes Townscape and South Downs
- Living Room
- Kitchen
- Bathroom
- Use of Communal Lounge and Laundry Facilities
- Residents Parking

A Newly Re-Decorated and Re-Carpeted, 2 Double Bedroom Retirement Flat, with Views over the Townscape and South Downs.
Situated in the heart of the Town Centre and located on the third floor, within close proximity of the Elevator, the property is available for the Over 60's.
Communal Facilities include Communal Lounge and Laundry Room, Communal Gardens and Residents Parking. Use of a Guest Suite for friends and family and an on site House Manager during office hours.
The Front Door opens into the Entrance Hall with doors to principle rooms.

The Living Room benefits from Elevated Views over the the Lewes Townscape and the South Downs, and is considered to be of a generous size.
The Kitchen comprises of an array of fitted cupboards and drawers and offers space for appliances.
The Bathroom incorporates a Bath with electric Shower over. WC and Wash Hand Basin.
Bedroom 1 features Views over the townscape and South Downs and has a fitted Wardrobe.
Bedroom 2 also features Views over the townscape and South Downs and has a fitted Wardrobe.
The property features Emergency Pull Chords with 24 hour assistance.
To the Outside we find Communal Gardens to both sides of the property which are beautifully maintained. The Gardens are well stocked and feature numerous seating areas.
Caburn Court is located in the heart of Lewes Town Centre, conveniently situated for the High Street, Mainline Railway Station and a Bus Stop outside the property.
Leasehold with Approximately 93 Years Remaining, Service Charge of Approximately £2,281.09 per 6 months including Buildings Insurance and also Water Bills and Ground Rent of Approximately £294.83 per 6 months.
Electric Heating, Double Glazing, EPC Rating C.

directions

On Foot From our office in the High Street turn right & proceed towards the traffic lights. At the traffic lights turn right into Station Street and the property can be found half way down on the left hand side.



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