



Caburn Court, Station Street, Lewes, BN7 2DA

Approximate Gross Internal Area
69 sq m / 743 sq ft

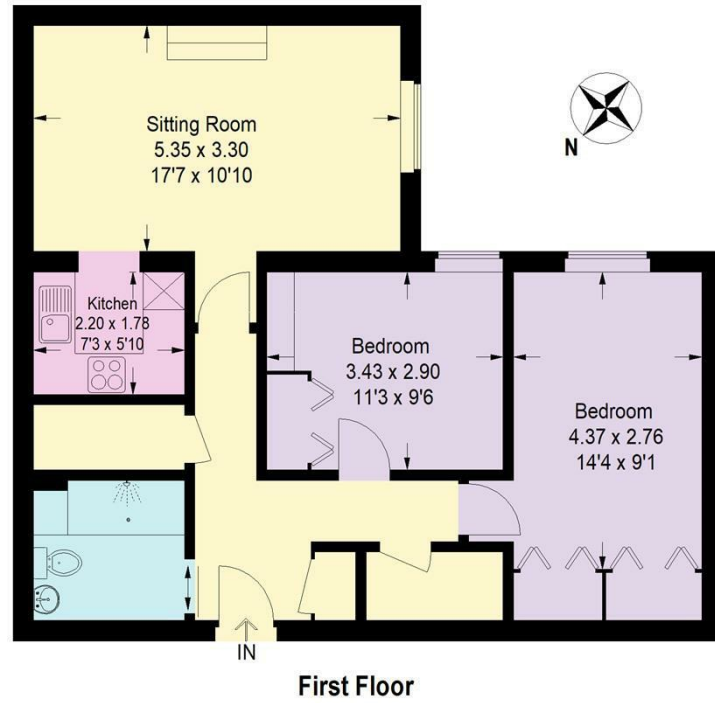


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2021

ROWLAND
GORRINGE

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.



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Offers In Excess Of £200,000
Leasehold

DESCRIPTION

This warden assisted, two-bedroom purpose built retirement flat is presented in good decorative order and is painted in neutral colours throughout. Principal features include; newly fitted kitchenette with integrated appliances including oven and hob, dishwasher and fridge. A south-west facing sitting room with a large window affording a good-level of daylight. Bathroom with walk in shower, wc and hand basin. The two double bedrooms both have fitted wardrobes and there are three further wardrobes/storage cupboards in the hallway. The flat also benefits from newly fitted electric storage heaters which can be controlled remotely. All residents enjoy the use and benefit of a communal lounge, laundry room and well maintained gardens with visitors parking. This Leasehold flat is suitable for purchasers of 60 years or over.

From its prime position on Station Street the property is well placed for all the amenities Lewes has to offer. It is a short stroll to the wide open space at Convent Field, the historic Priory Ruins, and a children's play area. The acclaimed independent Depot cinema, leisure centre, Grange Gardens and Southdown Sports Club, are all immediately to hand. With three supermarkets and a Main Line Railway Station, the county town of Lewes is fondly described as a small town with a big heart. Historians believe the name derives from the Old English 'hlaews' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley. It is a great place to shop with so many independent, antique and quirky shops, and is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way within the magnificent South Downs National Park.

