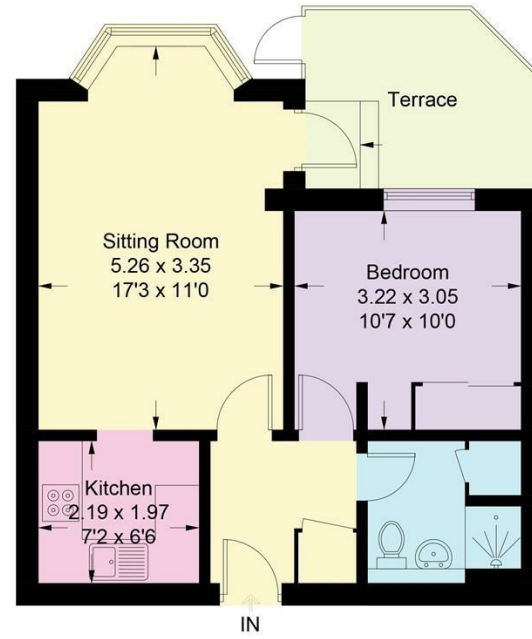




St. Thomas Court, Lewes, BN7 2AW

Approximate Gross Internal Area = 40.2 sq m / 433 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

ROWLAND
GORRINGE

64 High Street, Lewes, East Sussex, BN7 1XG

Tel: 01273 474101

lewes@rowlandgorringe.co.uk

rowlandgorringe.co.uk

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.



ROWLAND
GORRINGE

7 St Thomas Court, Cliffe High Street, Lewes, East Sussex, BN7 2AW

7 St Thomas Court, Cliffe High Street
Lewes
East Sussex
BN7 2AW

Offers In Excess Of £175,000
Leasehold

DESCRIPTION

A delightful one bedroom retirement apartment in the heart of Lewes. St Thomas Court comprises 43 dwellings over 4 floors and is conveniently situated within level walking distance of the popular Cliffe High Street. 7 St Thomas Court comprises an entrance hall, entry phone system, storage heaters, emergency alarm pull cord, airing cupboard. The lounge has a broad bay window overlooking the courtyard and the flat has the benefit of access through its own front door from the terrace opposite the Church. There is a fitted kitchen with cooker/oven and fridge/freezer included. The bathroom has a large shower tray and spacious linen cupboard. Good sized Bedroom with wardrobe/storage cupboard and east facing window. It is a condition of purchase that residents be over the age of 65 years. This property is well presented and offered for sale with vacant possession.

Friends and family can stay on site by way of two en-suite guest suites when booked in advance, the cost of which is understood to be charged at £20 per night.

In addition there is a Residents Lounge where there are regular coffee mornings and social activities. A laundry room is also provided with comprehensive washing and drying facilities.

There are several parking spaces available on a first come first served basis.

Agent Note: Length of Lease is 125 years with 66 remaining. Service charge for 2022 is £3403.87

LOCATION

Occupying a prominent position within a supportive and friendly community, with all of the town's many amenities conveniently close to hand.

