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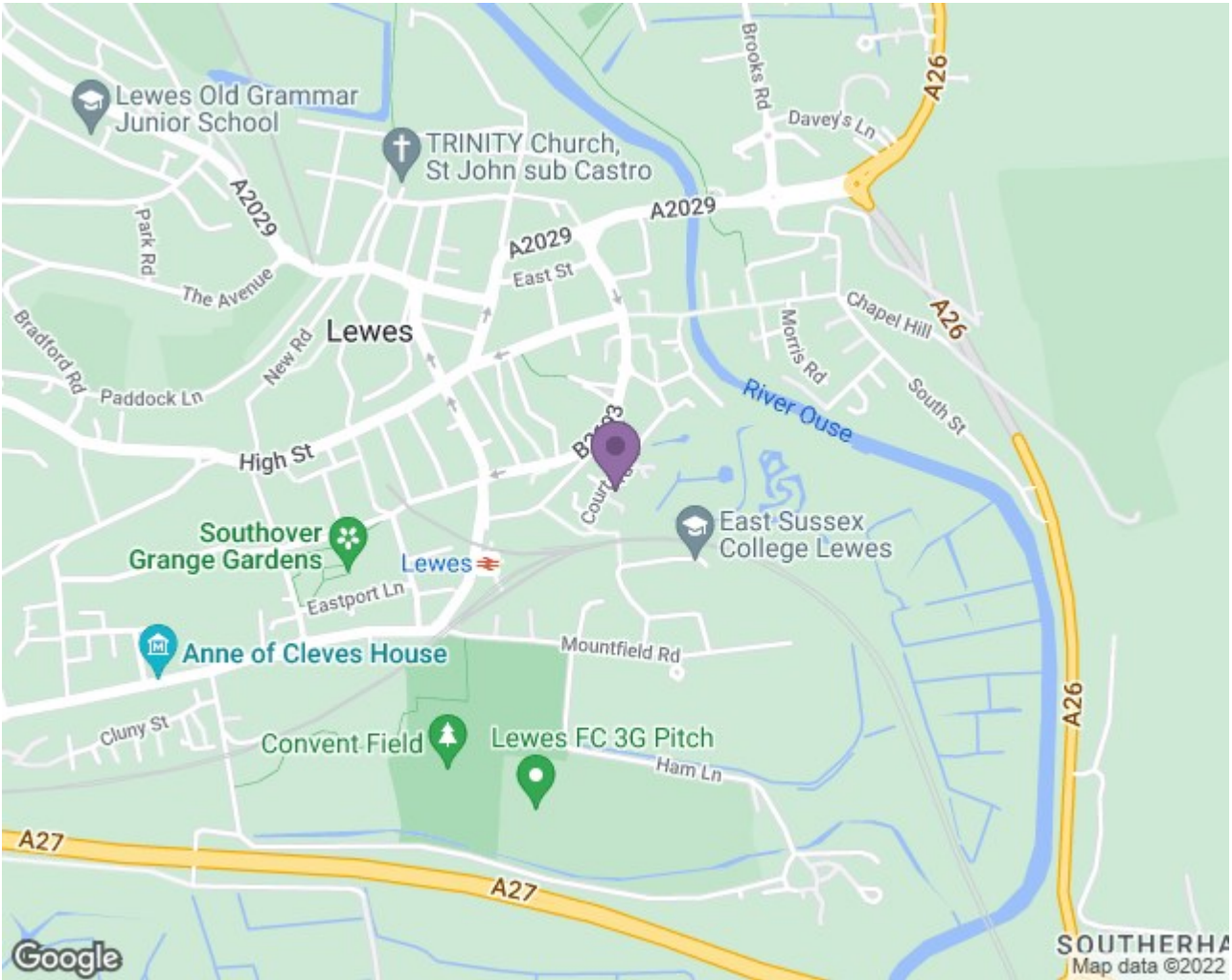
Your Sussex Property Expert



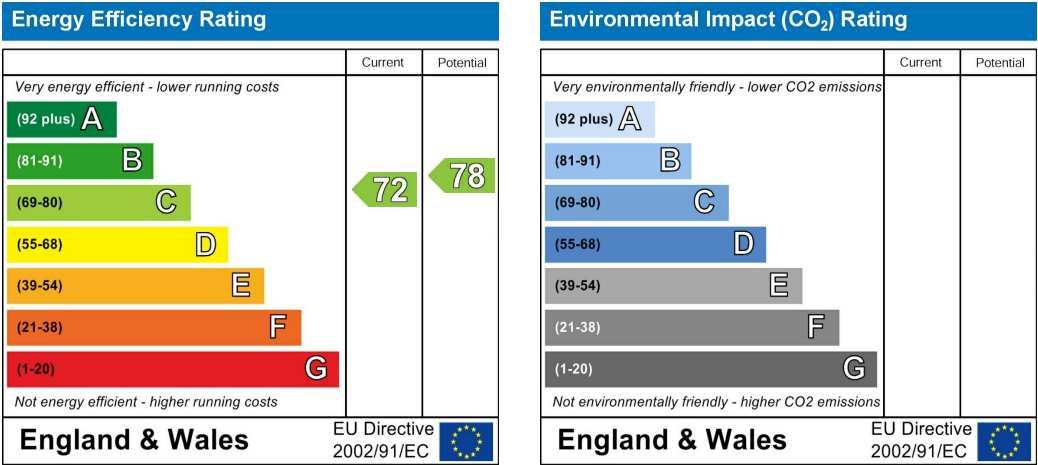
£299,950



Location Map



Energy Performance Certificate



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- Ground floor apartment
- Newly decorated
- Double bedroom
- No onward chain

- Retirement development
- Modern kitchen & bathroom
- Town centre location
- EPC- C



The Location

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at the Pelham House Hotel and Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bills for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. Easy access is afforded to the Leisure facilities of Brighton Marina, within 10 miles, which is the largest man-made marina in Europe, and also hosts a multiplex cinema.

Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VIII.

Entrance Hall

Solid wood front door to spacious entrance hall, cloaks cupboard with shelving, coat hooks and light. Further storage cupboard with slatted shelving ideal for an airing cupboard, doors to all principal rooms and a warden pull cord.

Lounge/ Dining Room

A bright double aspect room with two windows overlooking the gardens, engineered oak flooring throughout, two ceiling light points and sliding door to recently refitted kitchen, warden pull cord.

Kitchen

Fitted with an excellent range of modern units with a work surface extending to incorporate a stainless-steel sink unit with mixer taps over, ample storage cupboards, space for fridge freezer, further wall mounted cupboard, inset four ring electric hob with oven below and extractor above, part tiled walls, central ceiling light, window overlooking the gardens, wall mounted Worcester gas fired boiler and a warden pull cord.

Bedroom

Window overlooking gardens, central light and a warden pull cord.

Bathroom

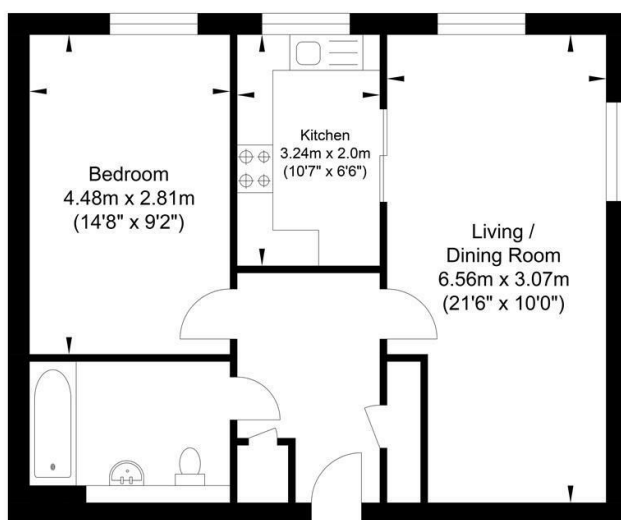
Recently re-fitted with a contemporary style suite comprising of a panelled bath with shower over, a folding shower screen, wash hand basin with cupboard below, low level WC, shelving over, mirror, light, electric heated towel rail and further chrome heated towel rail and part tiled walls.

Outside

There is a car park to the rear, walled communal gardens which are well stocked and have ample seating areas.

Floor Plan

Greyfriars Court



Approximate Floor Area
570.48 sq ft
(53.0 sq m)

Approximate Gross Internal Area = 53.0 sq m / 570.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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