



£295,000 offers in excess of

Flat 19, Priory Court, Mountfield Road, Lewes, East Sussex, BN7 2UX

**MANSELL
McTAGGART**
Trusted since 1947

The property...

We are pleased to market for sale this modern two Bedroom flat situated on the second floor in this centrally located development. This property offers large, bright rooms with a balcony off the lounge with westerly views, overlooking the communal grounds.

The property is a short 4-minute walk to the mainline train station (source Google Maps) and an easy meander into the town centre where a selection of shops, restaurants, cafes and public houses can be found.

ACCOMMODATION

ENTRANCE- Doors to principal rooms

LIVING ROOM- Measuring a generous 14'11ft x 11'3ft this room benefits from large rear and side aspect windows, a double-glazed side aspect door opening onto-

BALCONY- Views over communal gardens

KITCHEN- Fitted with a range of wall and base units with a contrasting worktop, 1.5 bowl stainless steel sink with mixer tap and side aspect double glazed window above. 4 ring ceramic hob with cooker hood above and eye level integrated oven. Space for dishwasher, fridge freezer and washing machine.

BEDROOM- Double bedroom with large side aspect double-glazed window overlooking the communal gardens

BEDROOM- Double bedroom with large side aspect double-glazed window

BATHROOM- Large shower enclosure with glass screens and tiled surround, wash hand basin with mixer tap, chrome heated towel rail, low-level W.C., and obscured window.





Outside and Location...

COMMUNAL GARDENS- Lawned communal gardens to the south and west of the property with tree lined west boundary.

COMMUNAL PARKING- Limited and on a first come first served basis, permit required

Priory Court is a popular 1960's purpose-built development situated in Lewes town centre, being close to the Mainline Railway Station and historic High Street. The Depot Cinema, Lewes Leisure Centre and scenic walks through Grange Gardens and The Priory Ruins are all within easy walking distance.

Tenure - Share of Freehold

Lease- apx 940 years remaining

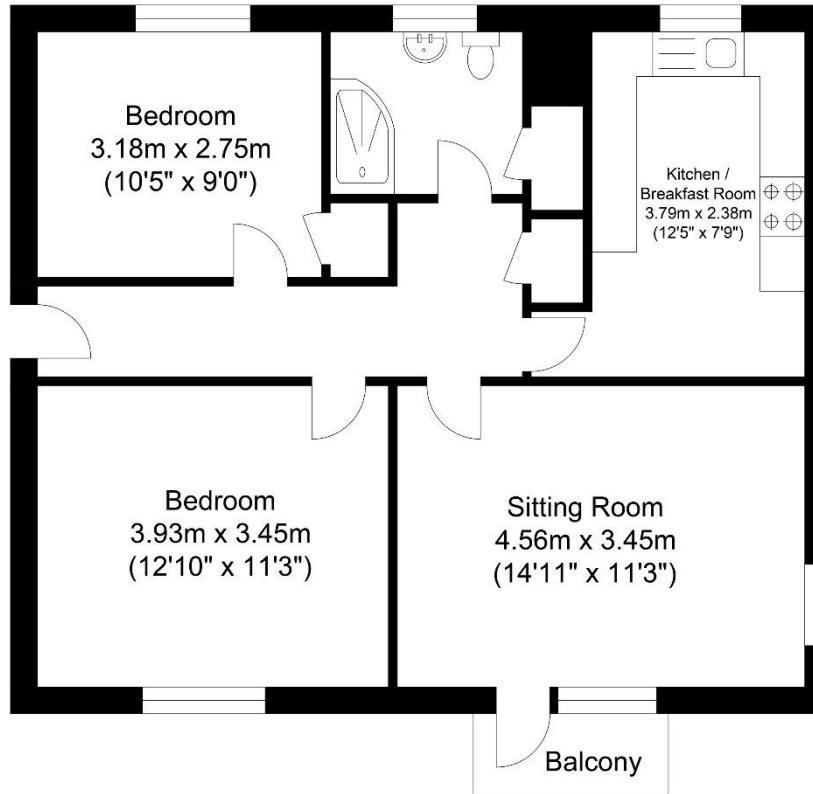
Maintenance- apx £2,220 p.a.

EPC rating - C

Council tax band - B

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Approximate Floor Area
 650.14 sq ft
 (60.40 sq m)

Approximate Gross Internal Area = 60.40 sq m / 650.14 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
 email: lewes@mansellmctaggart.co.uk
 web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
 McTAGGART**
 Trusted since 1947