



£150,000 OIEO

Flat 4, St Thomas Court, Cliffe High Street, Lewes, East Sussex, BN7 2AW

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## The property...

A rarely available 1 Bedroom Garden Flat for those aged 65 and above. St Thomas Court is a popular retirement development located at the end of the pedestrianised Cliffe High Street in the heart of Lewes Town Centre. This Ground Floor property boasts direct access to the outside without the need of passing through communal areas and features a Modern Kitchen, generously sized Sitting Room with bay window, 1 Double Bedroom with fitted wardrobes and a Bathroom.

**Communal Entrance** - Reception area, communal lounge with kitchen area. Communal Laundry Room. Guest suites are also available on the ground and first floors.

**Private Entrance Hall** - Intercom to communal front door and 24 hour warden assist helpline. Linen cupboard. Doors to principal rooms

**Sitting Room** - A bright and spacious room with West facing Bay Window and glazed door opening to private patio.

**Kitchen** - Modern fitted kitchen finished in a timeless white and comprising of an excellent range of cupboards and drawers. The white kitchen is complemented by tiled splashbacks and stone look worksurfaces.

**Bedroom 1** - Double glazed window, with views over the patio garden. Fitted wardrobes with double doors.

**Bathroom** - Suite comprising of a low level bath with wall mounted shower over. Wc and wash hand basin. Tiled walls with pattern insert.

**Patio Garden** - A private patio garden of a desirable Westerly aspect and with gated access to the car park to the rear and in turn access to Cliffe High Street.





## *Facilities...*

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St Thomas' Court is a popular location for those looking for a retirement property. Located at the end of the pedestrianised Cliffe High Street, in the heart of Lewes Town Centre, with a relatively level walk to many local shops, supermarkets, restaurants and cafes. Scenic walks are also within easy access at both the South Downs National Park and The Railway Land Nature Reserve.

St Thomas' Court is available for those aged 65 and over. Facilities include; a Communal Lounge with kitchen area for making tea and coffee. A Laundry Room, 2 Guest Suites which are available to rent for friends and family. An on-site development Manager and each property has Emergency Pull Cords. There is a private car park available on a first come first serve basis.

**Tenure** - leasehold with apx 153 years remaining

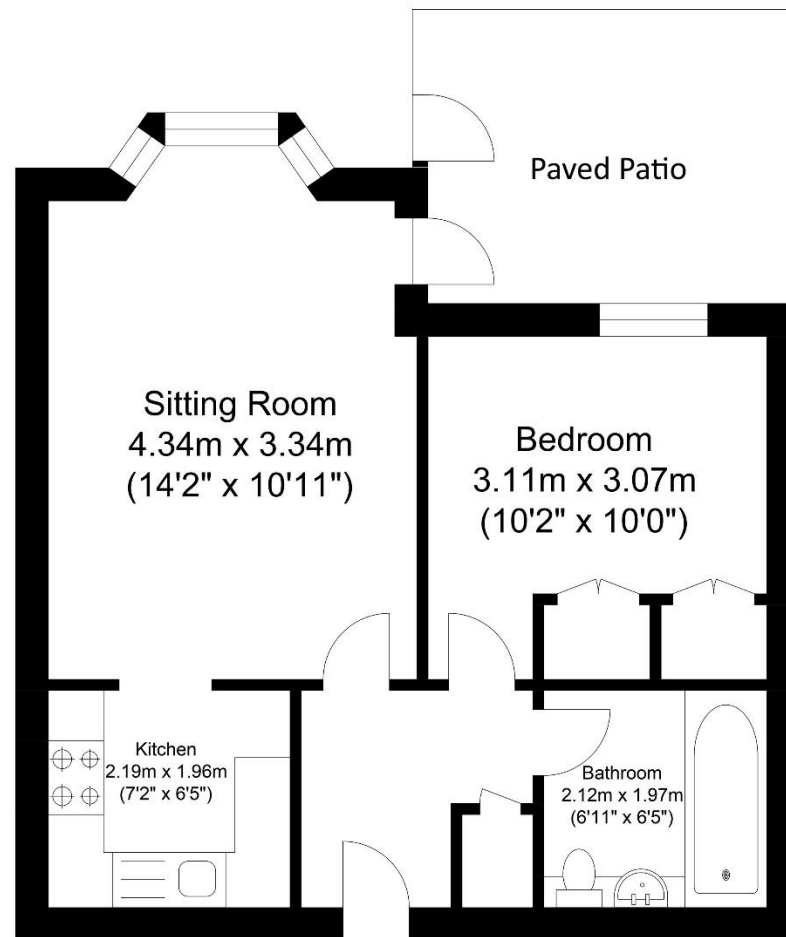
**Maintenance Charges** - £3884.21 per annum

**Ground Rent** - £150 per annum TBC

**EPC Rating** - C

**Council tax band** - B





### Approximate Floor Area

411.93 sq ft  
(38.27 sq m)

Approximate Gross Internal Area = 38.27 sq m / 411.93 sq ft

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

call: **01273 407929**  
 email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
 web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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