



**Spences Field, Lewes, East Sussex, BN7 2HH**  
Asking Price £445,000

## Spences Field, Lewes, East Sussex, BN7 2HH

Versatile 3/4 bedroom 3 storey townhouse located in Malling. The property benefits from large, open living space, garage with parking in front and rear patio garden.

### The Property

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Spences Field is situated in the Malling area of Lewes within walking distance of local schools, shops and the town centre. The property has gas central heating and double glazing.

As you enter the entrance hall there is a cloakroom and a door to the garden and door to bedroom 4 / study. On the first floor is an open plan kitchen / living / dining room with large windows to the front offering a view across the town.

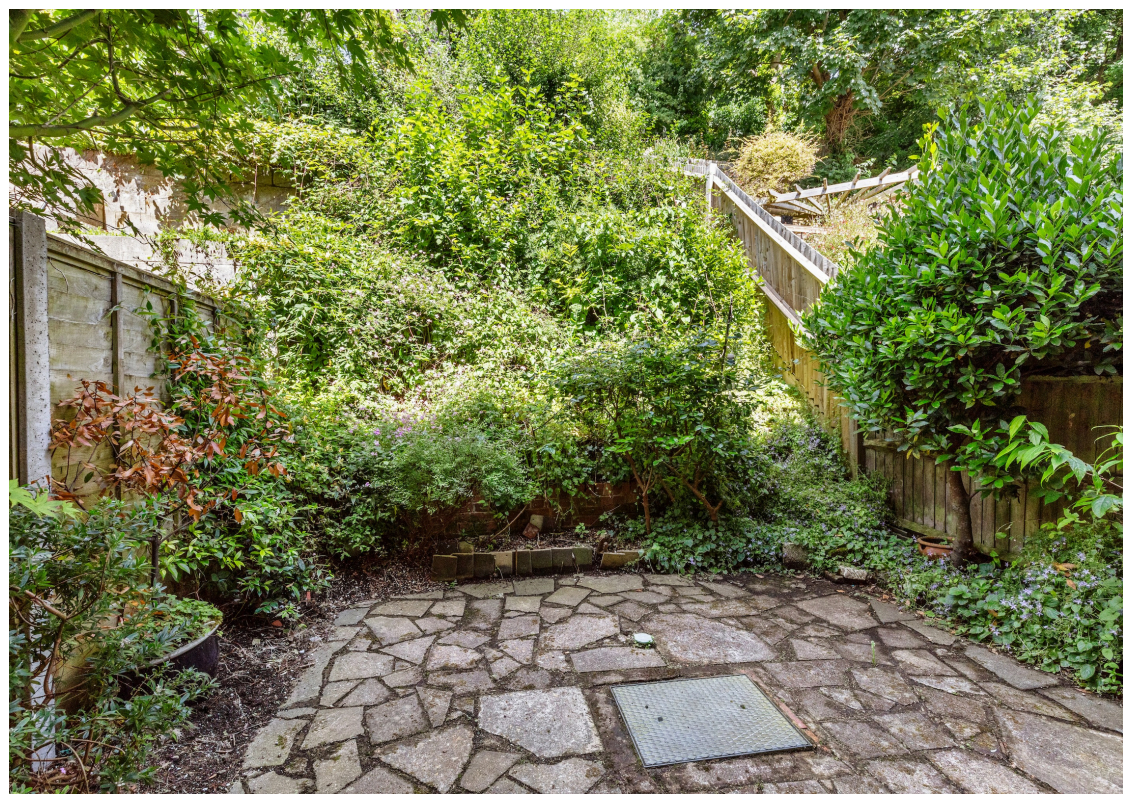
The kitchen area has modern wall and base units with ample work surface and an inset gas hob with oven below. Space and plumbing for washing machine and dishwasher and large windows over the garden. On the second floor is a shower room with large tiled shower with glass screen, low level w/c and wash hand basin. The main bedroom is to the front and has a view to the Castle and bedroom 3 is also to the front. Bedroom 2 is at the back and has two wardrobes.

Outside is a garage with up and over door and parking in front and a meter cupboard/ bin store. To the rear is a paved patio with crazy paving and a steep bank with mature shrubs.

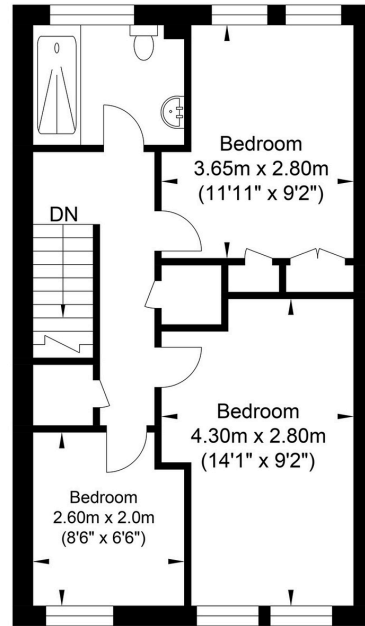
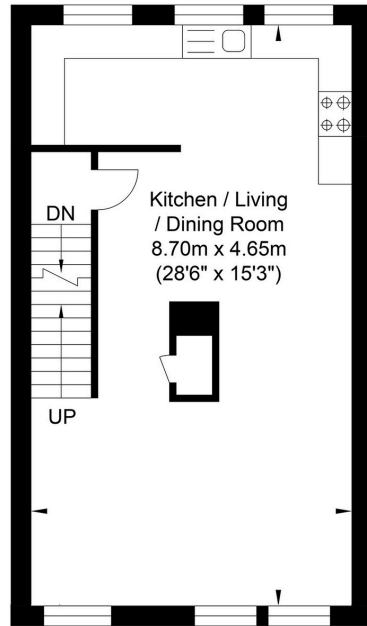
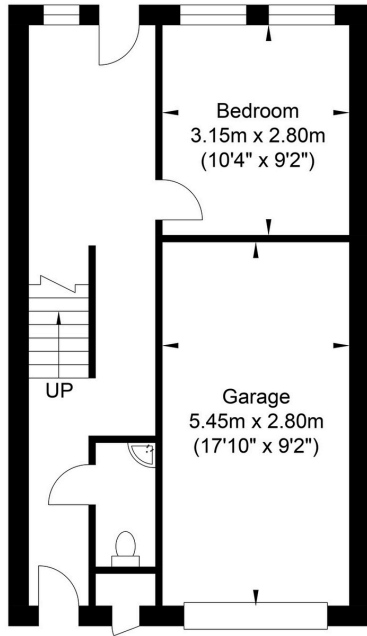
### The Location

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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Spences Field, Lewes



Ground Floor  
Approximate Floor Area  
449.50 sq ft  
(41.76 sq m)

First Floor  
Approximate Floor Area  
449.50 sq ft  
(41.76 sq m)

Second Floor  
Approximate Floor Area  
449.50 sq ft  
(41.76 sq m)

Approximate Gross Internal Area = 125.28 sq m / 1348.50 sq ft

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



## Oakley

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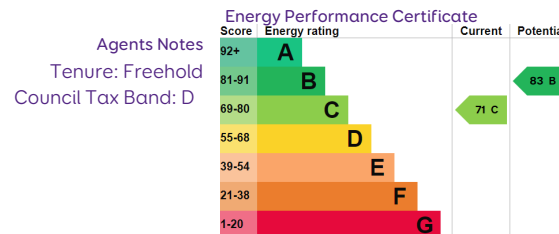
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