



Malling Place, Spences Lane, Lewes, BN7 2HE
Asking Price £235,000

Malling Place, Spences Lane, Lewes

Second floor two bedroom apartment located in the Malling area of Lewes. Fitted kitchen, bathroom and living space with a balcony to the rear with far reaching views across the town. The property further benefits from a garage and no onward chain.

The Property

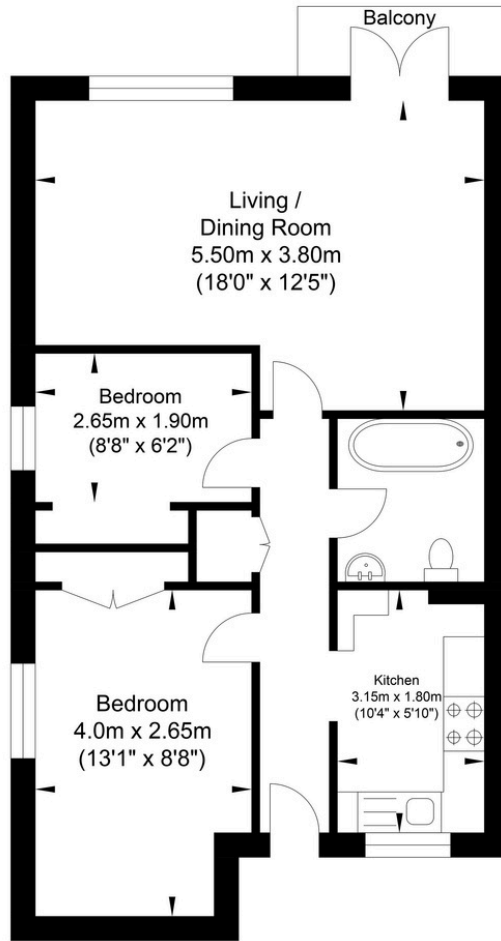
External staircase to second floor. Glazed front door to entrance hall with small storage cupboard and further deep storage cupboard housing a Worcester gas fire boiler. Kitchen fitted with a range of modern units with a wooden worksurface with sink and mixer tap over, plumbing for washing machine, electric hob, oven and extractor hood over. Space for fridge/freezer and open shelving. Bedroom with window to the side and fitted wardrobe cupboard with storage above. Bedroom two with a recessed cupboard with curtain and window to the side. The bathroom is fitted with a white suite comprising of a panelled bath low-level WC, pedestal wash hand basin, heated towel rail and shower over the bath. Wash hand basin with tiled splashback, light and mirror. Bright and spacious living space with French doors leading onto the balcony and a large picture window offering distant views to Lewes Castle and to the surrounding downland. Garage within the grounds with an up and over door.

The Location

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 offer 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 high street shops. 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 cafe's, old inns and restaurants as well as a farmers market held the first 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.



Malling Place, Lewes



Approximate Floor Area
555.52 sq ft
(51.61 sq m)

Approximate Gross Internal Area = 51.61 sq m / 555.52 sq ft

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

Energy Performance Certificate			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
Tenure Leasehold
Council Tax Band A
Service charge - £590 per annum
Lease length - TBC



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