



**Modern  
Auction**

**£250,000  
Freehold**

2x  1x  1x 

**Spences Lane, Lewes,  
East Sussex, BN7**

**cubitt&west**  
Helping you move forwards





## Main features

- Located in the popular Malling area
- In need of some updating
- Allocated parking
- Front & rear gardens
- For sale by Modern Auction - T&C's apply
- Subject to an undisclosed Reserve Price
- Buyer's fees apply

## Accommodation

### GROUND FLOOR

Porch

Lounge: 12'11 x 11'8 (3.94m x 3.56m)

Dining Area: 12'4 x 7'7 (3.76m x 2.31m)

Kitchen: 11'4 x 5'3 (3.46m x 1.60m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 up to wardrobes x 9'4 (3.51m x 2.85m)

Bedroom 2: 12'1 x 6'3 (3.69m x 1.91m)

Bathroom

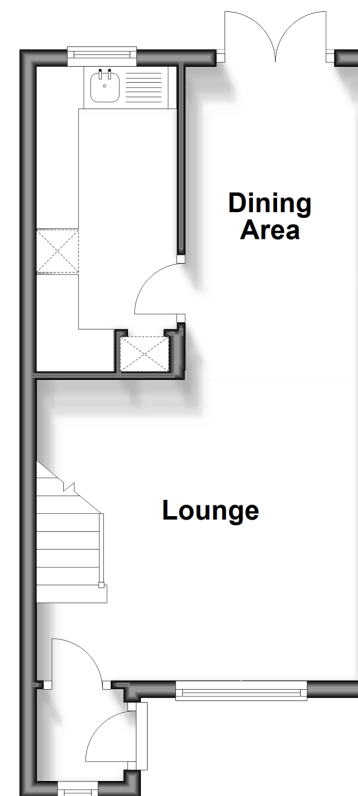
### OUTSIDE

Front & Rear Gardens

Allocated Parking

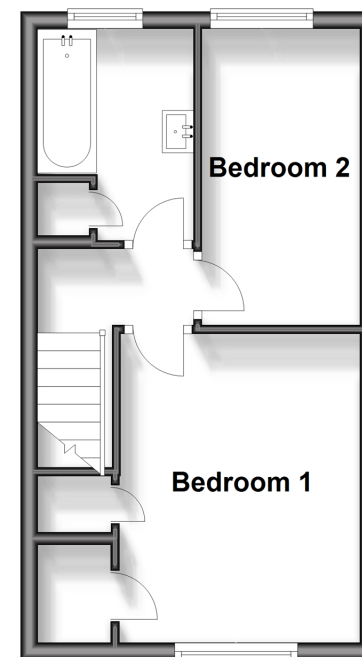
### Ground Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



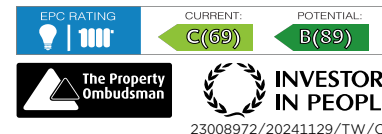
### First Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



**Call Lewes - (01273) 471231 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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