



£650,000 offers in excess of  
Lewes Working Mens Club, Malling Street, Lewes, BN7 2RJ

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# The property...

An interesting opportunity to purchase a former school building which is offered for sale for redevelopment.

The building benefits from Approved Planning Permission to develop the existing building and a modest extension to create 3 Dwellings.

The full application can be viewed on the South Downs National Park Planning Portal with reference SDNP/24/00994/FUL – permission approved May 2024.

The first dwelling would become a 1,000 sq ft 2 Bedroom home. The plans show for a desirable open plan Living Room with Kitchen Diner. The property features a separate Utility Room, and additional ground floor Bathroom.

Upstairs there would be 2 Double Bedrooms and a Family Bathroom.

Outside there are provisions for a garden area to the front of the property.

The middle property would become an impressive 1,279 sq ft featuring a wonderful open plan living kitchen dining room with separate Utility Room and Cloakroom.

Upstairs there would be 2/3 Bedrooms, the principal with EnSuite Shower Room and a further Family Bathroom.

Outside the property would have a garden space to the front of the building.

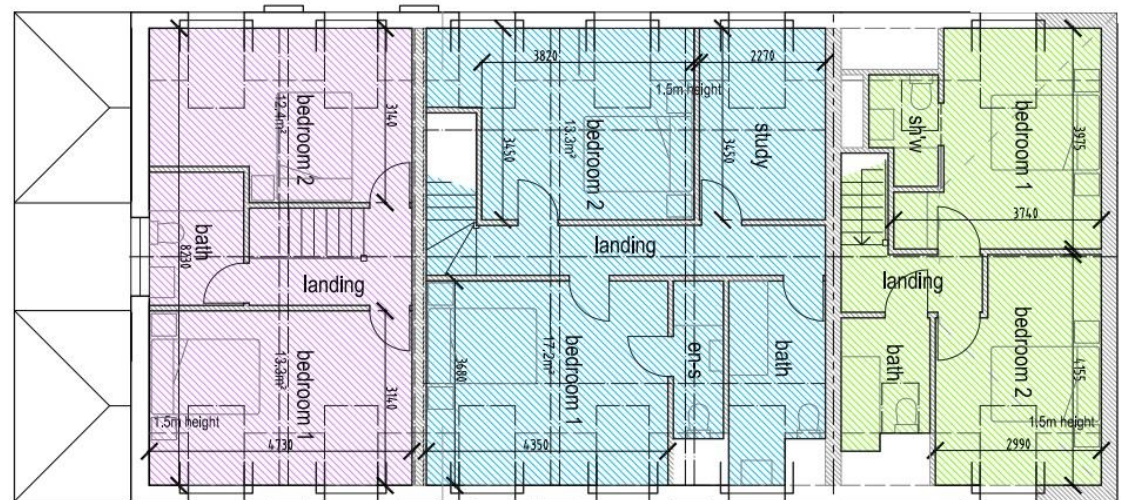
The far end dwelling would be a 2 Bedroom home of approximately 970 sq ft. The ground floor would be presented as a semi open plan Living Room/Dining Room and Kitchen and separate Cloakroom.

Upstairs there would be 2 Double Bedrooms, the master having an EnSuite Shower Room and a further Family Bathroom.

Outside a garden would wrap around the side and rear of the building.



First Floor Plan @ 1:100







## Location...

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Offered with vacant permission the former Lewes Working Mens Club is located on Malling Street, Lewes. Viewings are highly recommended to appreciate size and scale of the building.

The property is a surprisingly short walk to the High Street of just 7 minutes (source Google maps) with Lewes Mainline Railway Station just 0.8 miles away.

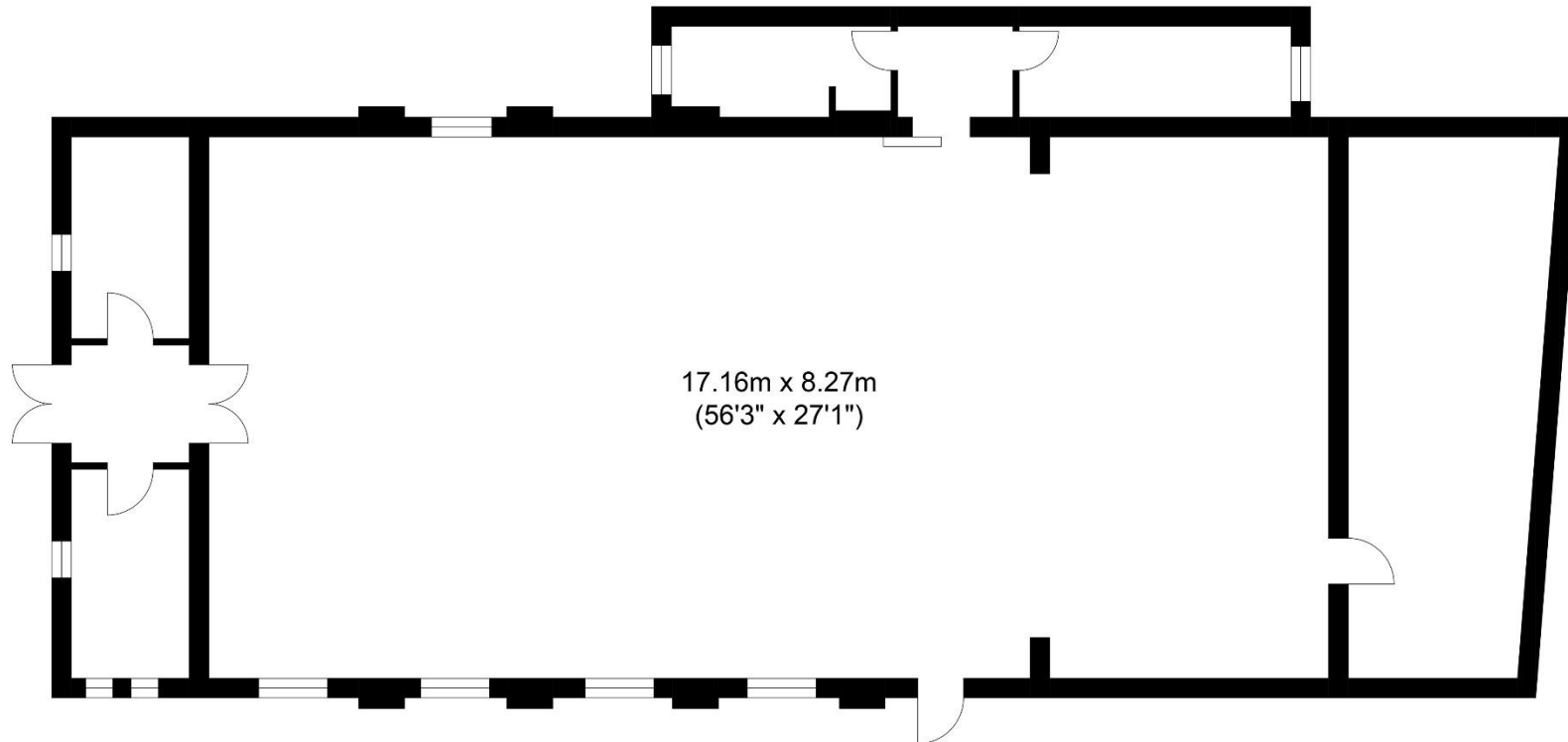
Conveniently located just next door is an M&S simply food and direct access to the South Downs National Park can be found directly opposite within Wheatsheaf Gardens. A popular micro brewery can also be found in neighbouring Davey's Lane



**Tenure - Freehold**

**EPC rating - TBC**

**Council tax band - TBC**



Approximate Floor Area  
2166.77 sq ft  
(201.30 sq m)

Approximate Gross Internal Area = 201.30 sq m / 2166.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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