



~~£700,000~~ guide price

13 Malling Street, Lewes, East Sussex, BN7 2RA

**MANSELL
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Overview...

A great opportunity to purchase a well presented and updated period terraced home. This super property offers two good size bedrooms with an additional attic room accessed by a fixed ladder. The through living room boasts an attractive cast iron log burning stove and opens into the dining room. Both rooms have stripped floorboards and the dining room opens directly onto the garden.

The kitchen has been fitted with a comprehensive range of contemporary flush fronted units complimented by contrasting quartz stone worktops. There are a range of integrated appliances including a ceramic hob and under counter oven and a hard wearing ceramic tiled floor.

The generous first floor bathroom has been recently fitted with a modern white suite with a shower over the bath and an attractive tiled surround.

Outside, the sunny westerly rear garden offers areas of paved patio, decking and central lawned area enclosed by hedging.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor, door to-

Dining Room- A bright room with space for a good size table, stripped floorboards and double glazed, double doors opening onto the rear garden, built-in shelving, panelled wall with understairs cupboard, vertical radiator, steps to-

Living Room- A great room with front aspect double glazed window and matching stripped floorboards, attractive recessed cast iron log burning stove, radiator:

Kitchen- Recently fitted with a comprehensive range of contemporary flush fronted units, contrasting quartz stone worktops, recessed sink with adjacent "Hot Tap", ceramic hob with splash panel and under counter oven, space for tall fridge/freezer, hard wearing ceramic tiled flooring, side aspect double glazed window:

First floor Landing- Open balustrade, fixed ladder to attic room:

Bathroom- A generous size room, recently fitted with a modern white suite comprising a panel enclosed, double ended bath with centrally mounted mixer tap, shower over with multi-fold shower screen and attractive tiled enclosure, wash hand basin with adjacent mixer tap set in a matching white hi-gloss vanity unit, low level w.c., side aspect window:

Bedroom- A generous double room with front aspect window stripped floorboards., space for wardrobes:

Bedroom- A double room with rear aspect window overlooking the rear garden.





Property and Outside...

Attic Room— A good size room with rear aspect "Velux" roof window and eaves storage:

OUTSIDE

Rear Garden— A good size westerly facing rear garden, open to the sun for most of the day and separated into three zones offering a comfortable paved patio seating area adjacent to the rear of the property which leads to an area of lawn flanked by borders and a further area of timber decking:



For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Location...

Valence Road is a pretty no through street lined by Victorian terraced homes on both sides. A well stocked, convenience shop is within easy reach in Leicester Road and the entrance to the South Downs National Park via De Montfort Road and Spital Road is also within easy reach.

The High Street is a 12 minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

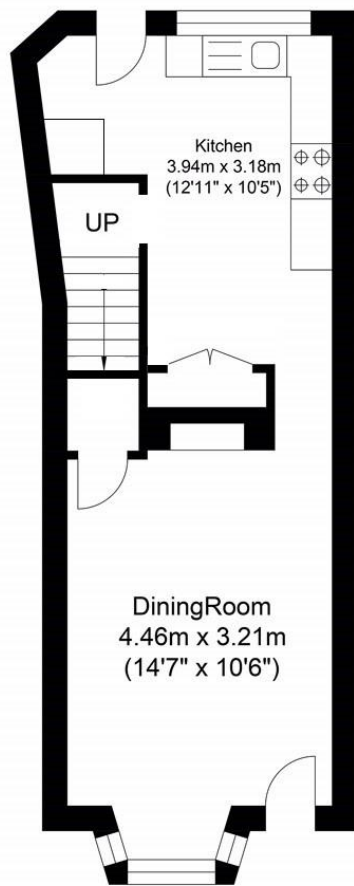


Tenure ~~Freehold~~

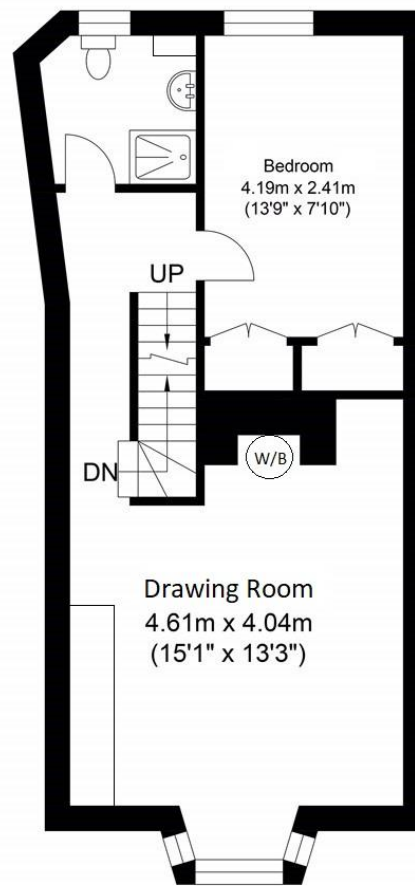
Gas central Heating ~~Double Glazing.~~

EPC Rating ~~D~~

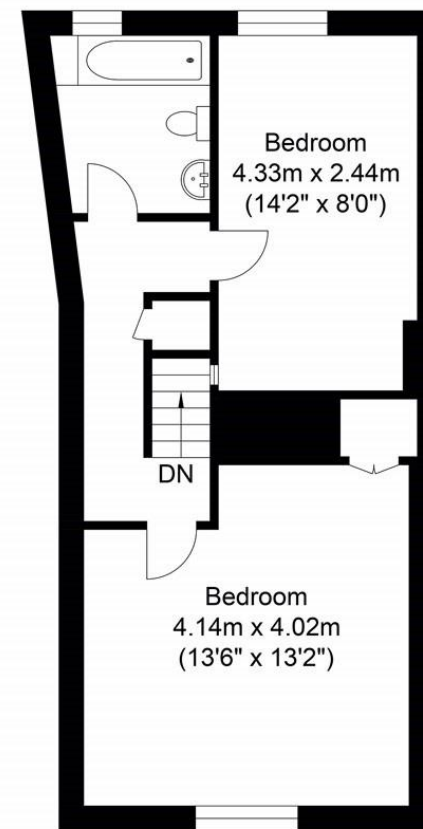
Council Tax Band ~~C~~



Ground Floor
Approximate Floor Area
337.44 sq ft
(31.35 sq m)



First Floor
Approximate Floor Area
420.65 sq ft
(39.08 sq m)



Second Floor
Approximate Floor Area
408.05 sq ft
(37.91 sq m)



Approximate Gross Internal Area = 108.34 sq m / 1166.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Overview...

A superb example of a 3 Double Bedroom townhouse located at the end of the pedestrianised area of Cliffe High Street.

The Grade II listed property is beautifully presented and boasts a wealth of charm and character but focused on modern living. Features include fireplaces, oak wood floors which have been laid in a desirable herringbone design, exposed beams at high level and sash windows.

The ground floor is semi open plan with a wonderful Kitchen finished in a midnight blue colour, and beautiful Dining Room centred around the fireplace.

To the first floor there is a gorgeous Drawing Room or Bedroom, Modern Shower Room and a Double Bedroom with fitted wardrobes.

At the top of the property, we find the Principal Bedroom with views to the church, a modern Bathroom and a further Double Bedroom.

Outside there is a delightful, sunny courtyard garden paved with beautiful patterned tiles.



The property...

Entrance- Front door opens into;

Dining Room- A gorgeous room featuring a bay window to the front comprising of three sash windows and enjoying views to St Thomas' Church. There is a beautiful solid wood floor laid in a herringbone design and an impressive brick fireplace. Fitted cupboard with panelled door.

Kitchen- Modern fitted kitchen finished in a modern midnight blue and complimented by Quartz worksurfaces and a traditional Belfast sink. Solid wood floor laid in a desirable herringbone design. Fitted storage cupboard with double doors, window and door providing views and access to the courtyard garden. Opening to;

Internal Hall- Decorated in a deep blue with stairs rising to the first floor and passing a revealed original brick wall.

First Floor Landing- Decorated in a complete contrast to the deep blue stairway, this light and bright space highlights an original wood panelled feature wall. Stairs continue to second floor.

Drawing Room- An almost floor to ceiling Bay window to the front comprising of three sash windows with elevated views to St Thomas Court. Bespoke fitted shutters. Gorgeous herringbone wood floor and bespoke fitted entertainment cabinetry. Wood burning stove inset to chimney.

Bedroom 3- A double bedroom with herringbone wood floor and sash window to the rear. Fitted wardrobes both with double doors.

Shower Room- A modern suite comprising of a shower enclosure with fixed glass screen and elegant tiled surrounds. Wc and wash hand basin, painted tongue and groove walls at half level, window to rear.





Property and Outside...

Second Floor Landing- Painted panelled doors to principal rooms.

Bedroom 2- A double bedroom with sash window to the rear and elevated views.

Bedroom 1- A generous double bedroom with sash window to the front and elevated views overlooking St Thomas church and Cliffe High Street beyond. Fitted wardrobe with double doors.

Bathroom- Modern suite comprising of a bath, wc and wash hand basin set into a vanity unit. Timeless shite tiled walls in a metro design. Window to the rear

OUTSIDE

Rear Garden- A courtyard garden with a beautiful decorative tiled floor, enclosed by white painted walls and fitted bench seats with elegant wall mounted lights. Gated Access to the side. Brick built **garden store** accessed via the side passage and located on the rear wall of the garden, suitable for bicycle store or similar.





Location...

Not to be confused with the busy artery road that leaves Lewes this section of **Malling Street** is an extension to South Street and is located in the Cliffe area in the heart of historic Lewes Town Centre. The property is moments from the hustle and bustle of the pedestrianised Cliffe High Street which is home to a number of boutique shops, antique centres, restaurants and cafes, including the original Bill's.

Malling Street is within striking distance of the South Downs National Park via Chapel Hill, but also scenic river walks, and the railway land nature reserve.

Lewes Mainline Railway Station is just a 13-minute walk offering direct services to London, Gatwick and Brighton. The High Street is even closer at just a 1-minute walk. Source Google Maps.

Lewes caters for schooling of all ages including The Old Grammar School and boasts The Depot Cinema, Leisure Centre and Pells Open Air Swimming Pool along with many public parks and recreation grounds and 3 major supermarkets.

Lewes is also host to many sports clubs including Rugby, Football, Cricket, Tennis, Golf, Stoolball, Rowing, Cycling, Running and Athletics to name a few

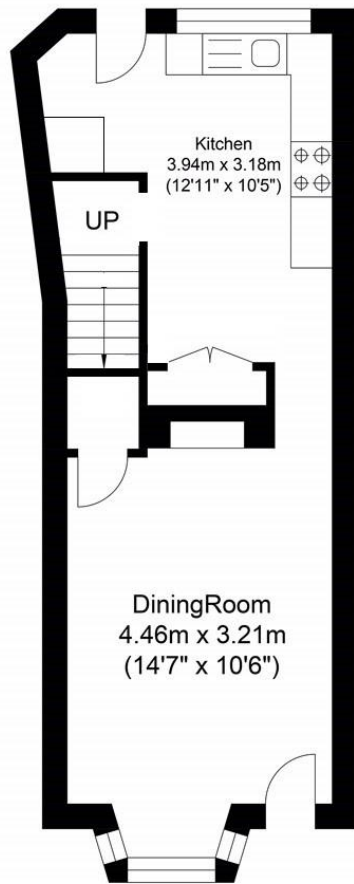


Tenure – Freehold

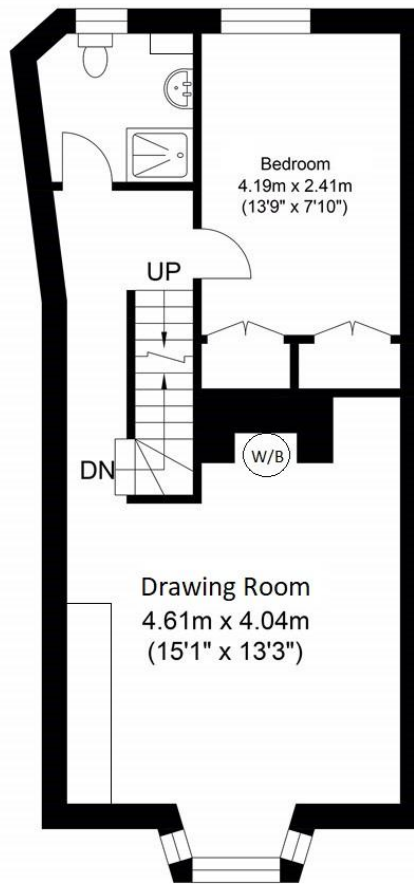
Gas central Heating

EPC Rating – Grade II Listed

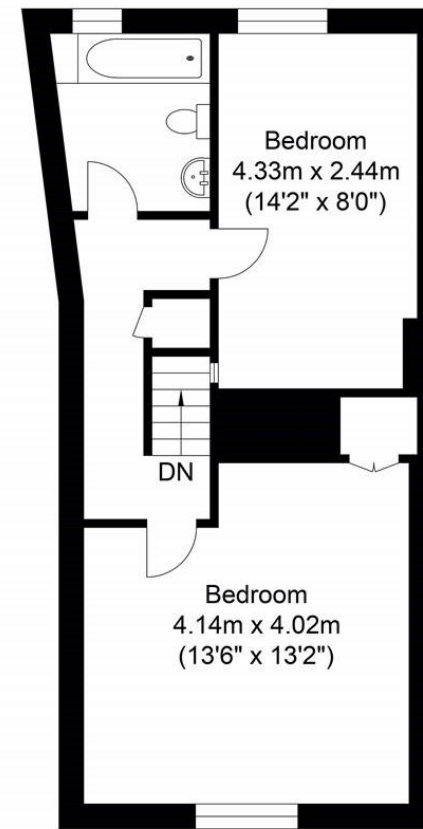
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