



£180,000 OIEO

28 Malling Place, Spences Lane, Lewes, East Sussex, BN7 2HE

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The property...

We are pleased to market for sale this 1 Bedroom Top Floor Flat with 942 Year Lease, located in the popular South Malling Area of Lewes.

The well proportioned flat would now benefit from some updating and benefits from far reaching views across the Lewes townscape and Castle and extend onto the South Downs in the distance.

The property is surprisingly close to the town centre at just a 13-minute walk (source Google Maps) and features a generously sized Sitting Room with Balcony, Double Bedroom with fitted wardrobe, Shower Room, and Kitchen.

Entrance Hall – Doors to principal rooms. Fitted Cupboard.

Living Room – Measuring a generous 18' x 12'5 and boasting a Balcony with far reaching panoramic Views over the town, Castle and South Downs in the distance.

Kitchen – Fitted kitchen comprising of a range of wall and base units and incorporating a breakfast bar into the design. Space for appliances. Window to the front with elevated views.

Bedroom – Window to the side with elevated views. Fitted Wardrobe with double doors.

Shower Room – Relatively modern shower room comprising of a generously sized shower enclosure with fixed glass screen, wc and wash hand basin set into a vanity unit. Tiled surrounds.

Tenure – Leasehold with approximately 942 years remaining

Maintenance Charge – apx £540 per annum

Ground Rent - TBC





Outside...

Spences Lane is located in the popular South Malling area of Lewes and benefits from a from by a large recreation field at the end of the road.

The High Street is a surprisingly short 13 minute walk away (source google maps)

The area boasts a local convenience shop, a community centre, which can be hired for events, and is served by a regular bus service offering direct routes to the town centre, Brighton, Uckfield, Eastbourne and Tunbridge Wells.

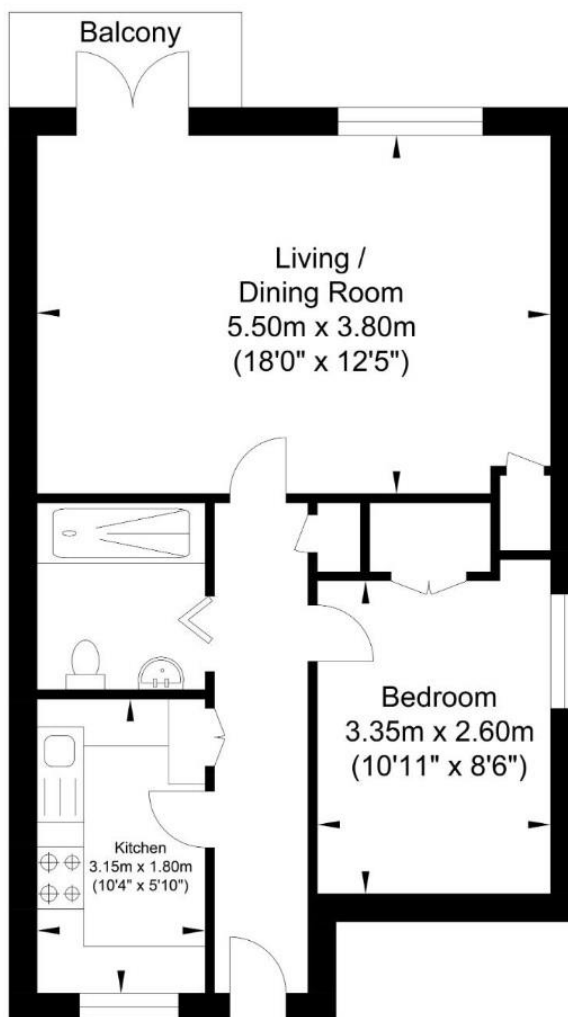
Lewes is the county town of East Sussex and boasts a wealth of charm and character. The High Street offers an array of shops, restaurants, cafes and public houses. The town also benefits from The Depot Cinema, The Pells open air Swimming Pool and a Leisure Centre with indoor pool.



Gas Central Heating – Double Glazing

EPC Rating – C

Council Tax Band – A



Approximate Floor Area
511.93 sq ft
(47.56 sq m)

Approximate Gross Internal Area = 47.56 sq m / 511.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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