



Malling Place, Spences Court, Lewes, BN7 2HE

£255,000

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Second-floor purpose built apartment offered with no onward chain. The property has a separate kitchen, lounge/dining room with balcony to the rear, bathroom and bedroom. Malling place is located in the residential area of Malling a footpath leads through to the town centre.

The Property

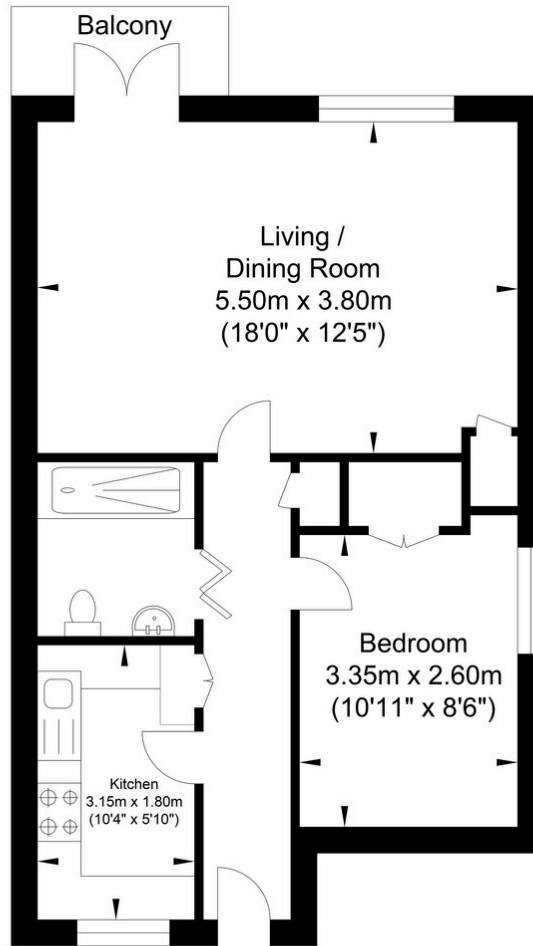
Malling Place is an older style block with this top floor flat having views to the rear to Lewes Castle and beyond. The stairs rise to the private front door with an entrance hall which has an airing cupboard and hatch to loft which houses the gas fired boiler. The kitchen has wall and base units and a space for washing machine, fridge, slot in cooker and a window to the front. The bedroom has a built-in wardrobe with hanging rail and shelving. The bathroom has a walk-in shower with glass screen, wash hand basin and a low level W/C. The lounge/dining room has a large picture window and French doors to the small balcony, with the views across the town.

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
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.



Please note:

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Agents Notes
Tenure Leasehold
942 Year Lease
Service Charge Circa £540 per annum
Council Tax Band A
Annual Ground Rent TBC
EPC - C

