



Spences Lane, Lewes, East Sussex, BN7 2HF

Asking Price £415,000

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A re-decorated three-bedroom mid-terrace house in Malling, Lewes, offering spacious kitchen/dining space , a patio garden, garage, and driveway parking. No onward chain.

The Property

Located in the sought-after residential area of Malling, Lewes, this three-bedroom mid-terrace house on Spences Lane presents an excellent opportunity for families and those seeking a well-connected home. Offered to the market with no onward chain, this property is ready for its new owners to move straight in having been re-decorated and re-carpeted throughout and begin enjoying all that this vibrant community has to offer.

Upon entering, you are greeted by a practical layout that maximises space and natural light. The ground floor features two reception rooms, providing versatile living areas that can be adapted to suit various, whether These spaces offer ample room for relaxation and entertaining, creating a welcoming atmosphere for residents and guests alike.

One of the standout features of this home is the spacious kitchen/dining room. This generously proportioned area serves as the heart of the home, offering plenty of space for culinary pursuits and family meals. The design allows for both functionality and social interaction, making it an ideal spot for everyday living. The kitchen is well-appointed, providing a solid foundation for personalisation and upgrades to suit individual tastes.

On the first floor, you will find three well-proportioned bedrooms, offering comfortable accommodation for a family. Each bedroom benefits from natural light, creating bright and airy spaces. The property also includes a family bathroom, conveniently located to serve all three bedrooms.

Externally, the property boasts a delightful patio garden, providing a low-maintenance outdoor space perfect for al fresco dining. An advantage of this property is the rear access to the garden, enhancing convenience. Furthermore, the property benefits from a garage and driveway parking for two cars, a positive feature in this popular residential area, ensuring ample space for vehicles and additional storage.

Location is key, and Spences Lane offers an enviable position within Lewes. The property is ideally situated close to a local park, providing green spaces for recreation and leisure with a great Cafe. A convenient local shop is within easy reach for daily essentials, and a reputable school is also nearby, making this an excellent choice for families with children. The popular residential area of Malling is known for its community feel and accessibility to Lewes town centre, with its historic charm, independent shops, cafes, and excellent transport links.

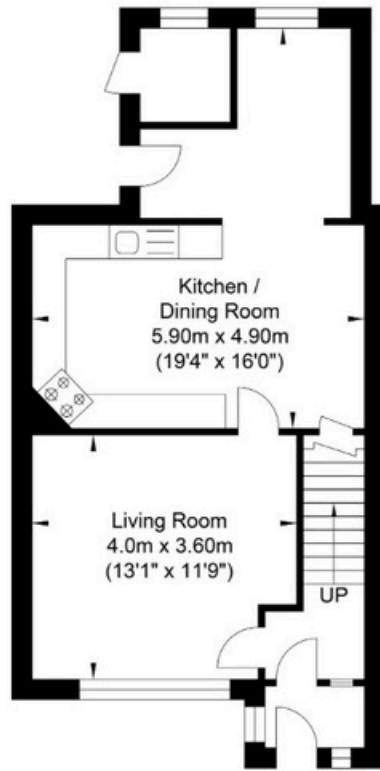
This three-bedroom mid-terrace house represents an ideal family home, combining practical living spaces with desirable outdoor amenities and a prime location. With its spacious kitchen/dining room, two reception rooms, patio garden with rear access, garage, and driveway parking for two cars, all offered with no onward chain, this property is a good buy for anyone looking to settle in Lewes.

The Location

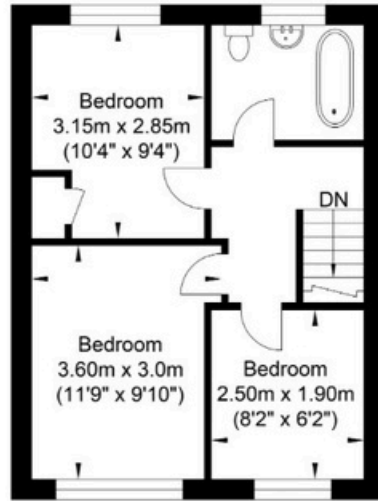
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The 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 cafes, old inns and restaurants as well as a farmers market held the first and third 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.



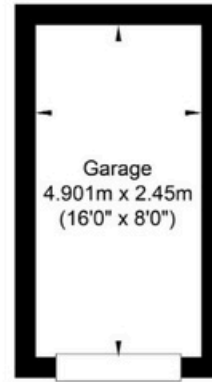
Spences Lane, Lewes



Ground Floor
Approximate Floor Area
466.40 sq ft
(43.33 sq m)



First Floor
Approximate Floor Area
353.37 sq ft
(32.83 sq m)



Garage
Approximate Floor Area
129.27 sq ft
(12.01 sq m)



Approximate Gross Internal Area (Excluding Garage) = 76.16 sq m / 819.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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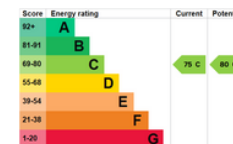
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Agents Notes

Tenure: Freehold
Council Tax Band: C
EPC - C

Energy Performance Certificate



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