



Malling Street, Lewes, East Sussex, BN7 2RH
Asking Price £695,000

Malling Street, Lewes, East Sussex, BN7 2RH

A stylish, architect designed three bedroom townhouse in central Lewes, featuring a roof terrace, garage, and high specification finishes.

The Property

Located in the historic town of Lewes is this three bedroom, two bathroom, two reception room townhouse on Malling Street. This property was constructed to a high specification by a RIBA award winning developer and has been significantly improved.

The contemporary design of this architect designed home by John Pardey impressively fits in with its traditional surroundings. The property has been significantly upgraded throughout, focusing on quality and style. Every detail has been considered to create interiors that are both stylish and functional with emphasis on mood lighting by Eleni Shiarlis.

Inside, the living space is well arranged with built in media unit and a bio ethanol contemporary fire. The two reception rooms provide versatile areas for relaxation and entertaining, benefiting from the property's bright atmosphere with the lounge opening to the outside. The kitchen is a contemporary Leicht design, featuring sleek lines, premium fixtures with two Siemens combination ovens and quartz worktops and a multi feature Quooker tap.

A notable feature of this townhouse is the bespoke fitted storage throughout which is practical but streamlined. This design maximises space and helps maintain a clutter free environment. Further enhancing the property are the plantation shutters on the double glazed Velfac windows, which are fitted throughout, offering privacy and light control and blinds on the Velux windows.

The three bedrooms, two being double are well proportioned and comfortable. The third bedroom on the ground floor makes an ideal study. The two bathrooms are finished to a high standard, with contemporary Saneux fittings and a refined look. Each area within the home has been designed to offer a sense of calm and luxury and the temperature control is via Nest with dual isolation, and feature vertical contemporary radiators. There is air conditioning in the main bedroom.

Beyond the interiors, this townhouse includes a private roof terrace to the rear. This elevated outdoor space offers a tranquil escape, complete with built in seating, suitable for outdoor dining, entertaining, or simply relaxing. It is a desirable feature, particularly in a central location.

Practicality is also a key aspect, with the property benefiting from a private garage with a sink and ample storage cupboards and a range of garage cabinetry and two allocated parking spaces.

Situated in a central location, residents have easy access to Lewes's amenities. These include independent shops, cafes, restaurants, historic landmarks, good schools, and a mainline railway station with direct links to London, Brighton, and Eastbourne. The South Downs National Park is also nearby, offering opportunities for outdoor activities.

This architect-designed townhouse represents modern living in a historic setting. With its high-specification construction, upgraded features, bespoke storage, contemporary Leicht kitchen, and unique sky garden, it offers a desirable lifestyle for buyers seeking luxury, convenience, and good design and the remainder of a 10 year BLP Warranty.

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.



Malling Street, Lewes

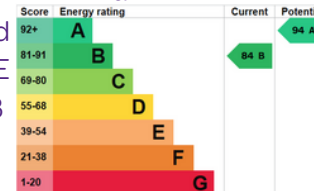


Approximate Gross Internal Area (Including Garage) = 125.15 sq m / 1347.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Energy Performance Certificate

Tenure: Freehold
Council Tax Band: E
EPC - B



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

We also have offices in:
Shoreham by Sea
Brighton & Hove
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of
your own property



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

