



45 Spences Lane, Lewes, East Sussex, BN7 2HF

ROWLAND  
GORRINGE



# 45 Spences Lane, Lewes, East Sussex, BN7 2HF

## Guide Price £545,000

Capacious accommodation that is as highly adaptable as it is tastefully presented, is found over three floors, at this fine town house. As found today, this thriving family home creates a lifestyle to embrace, one that promotes creativity and sociability. The light and airy living space is flooded with natural light, courtesy of the front elevation having a predominantly southerly aspect.

Features include a utility cupboard, cloakroom and open plan kitchen/dining/day room to the ground floor, first floor lounge/family room, principle bedroom with en-suite, thereafter three further bedrooms and a family bathroom to the second floor. Further attributes include off-street parking, front & rear gardens, double glazing and gas fired central heating with new boiler fitted in 2024.

**Entrance Hall**  
Double glazed door to side, double glazed window to front, built in storage cupboard with hanging rail and radiator.

**Cloakroom**  
Double glazed window to front, wash hand basin, low level WC, radiator and wooden flooring.

**Utility Area**  
Space and plumbing for automatic washing machine, shelving over, stairs ascending to first floor landing.

**Kitchen/Day Room**  
Enhanced by aluminium framed powder coated double glazed window and sliding doors to the adjacent terrace. Oak engineered flooring throughout the ground floor. Bespoke fitted kitchen comprising a range of wall and base level units, solid wood work surfaces extend to include butler style sink and drainer with mixer tap, range cooker with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer.

**First Floor Landing**  
Built in shelving unit.

**Lounge**  
Dual double glazed windows to the rear, radiator.

**Principle Bedroom**  
Double glazed window with southerly aspect, wooden flooring, radiator.

**En Suite**  
Double glazed window to front. Modern fitted white bathroom suite comprising low level WC, wash hand basin with mixer tap set into vanity unit, shower cubicle with mains fed shower, bidet with mixer tap, part tiled walls and chrome towel rail/radiator.

**Second Floor Landing**  
Loft access via trap hatch to roof void, partially boarded, insulated with light point and fitted loft ladder, two built-in storage cupboards with shelving.

**Bedroom 2**  
Double glazed window to rear, double built in wardrobes with hanging and shelving, wooden flooring, radiator

**Bedroom 3**  
Double glazed window to front, wooden flooring, radiator.

**Bedroom 4**  
Double glazed window to front, wooden flooring, radiator.

**Bathroom**  
Double glazed window to rear. Modern fitted white bathroom suite comprising low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment over, part tiled walls, tiled flooring, radiator, storage cupboard and wall mounted mirror.

**Outside:**  
**Front Garden**  
Hard standing via dropped kerb providing off-road parking for two vehicles, Established plants and shrubs.

**Rear Garden**  
Is a true feature with broad paved terrace adjacent to the ground floor accommodation that weather permitting, promotes further recreational and entertaining space. Landscaped over three levels with retaining sleepers, timber garden shed, a variety of established climbers, plants and greenery that is enclosed by close boarded timber fencing, gate to rear, outside water tap.

All mains services are appointed, gas fired central heating via ALPHA combination gas fired boiler, fitted as new in 2024. Local Authority: Lewes District Council - Tax Band D.

**Location - Spences Lane** is so conveniently located to the east of Lewes town centre in the shadow of Malling Down and with immediate level walking distance of the well attended South Malling Primary School.

Lewes is affectionately described as a small town with a big heart. Historians believe the name derives from the Old English 'hlæws' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley, has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It's also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Commuters abound with a mainline railway station (London/Victoria just over the hour). There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively. The nearby countryside that forms part of the South Downs National Park is a paradise for walkers, cyclists and nature lovers.

















**Entrance Hall**

**Kitchen/Dining/Family Room**

27'11" x 15'4" (8.51m x 4.67m)

**Cloakroom**

**First Floor**

**Sitting Room**

15'4" x 14'7" (4.67m x 4.45m)

**Bedroom One**

13'9" x 9'2" (4.19m x 2.79m)

**En-Suite**

**Second Floor**

**Bedroom Two**

12'6" x 9'5" (3.81m x 2.87m)

**Bedroom Three**

14" x 9'5" (4.27m x 2.87m)

**Bedroom Four**

8'8" x 6'7" (2.64m x 2.01m)

**Bathroom**

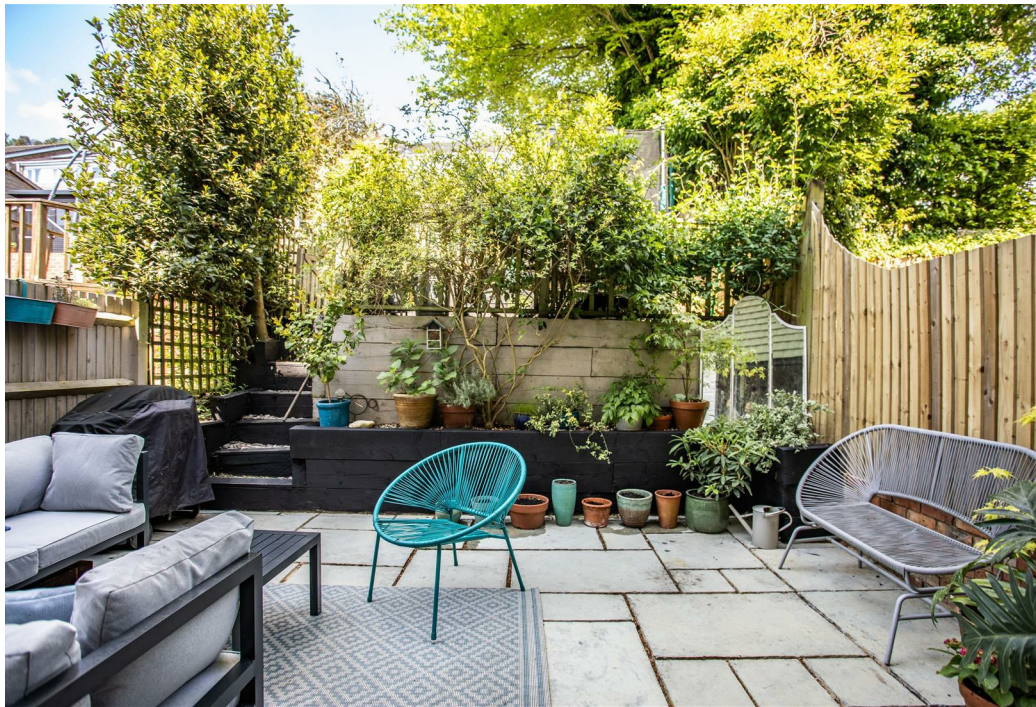
**Rear Garden**

**EPC: C**

**Council Tax Band: D**









## Spences Lane, Lewes, BN7 2HF

Approximate Gross Internal Area = 126.9 sq m / 1366 sq ft

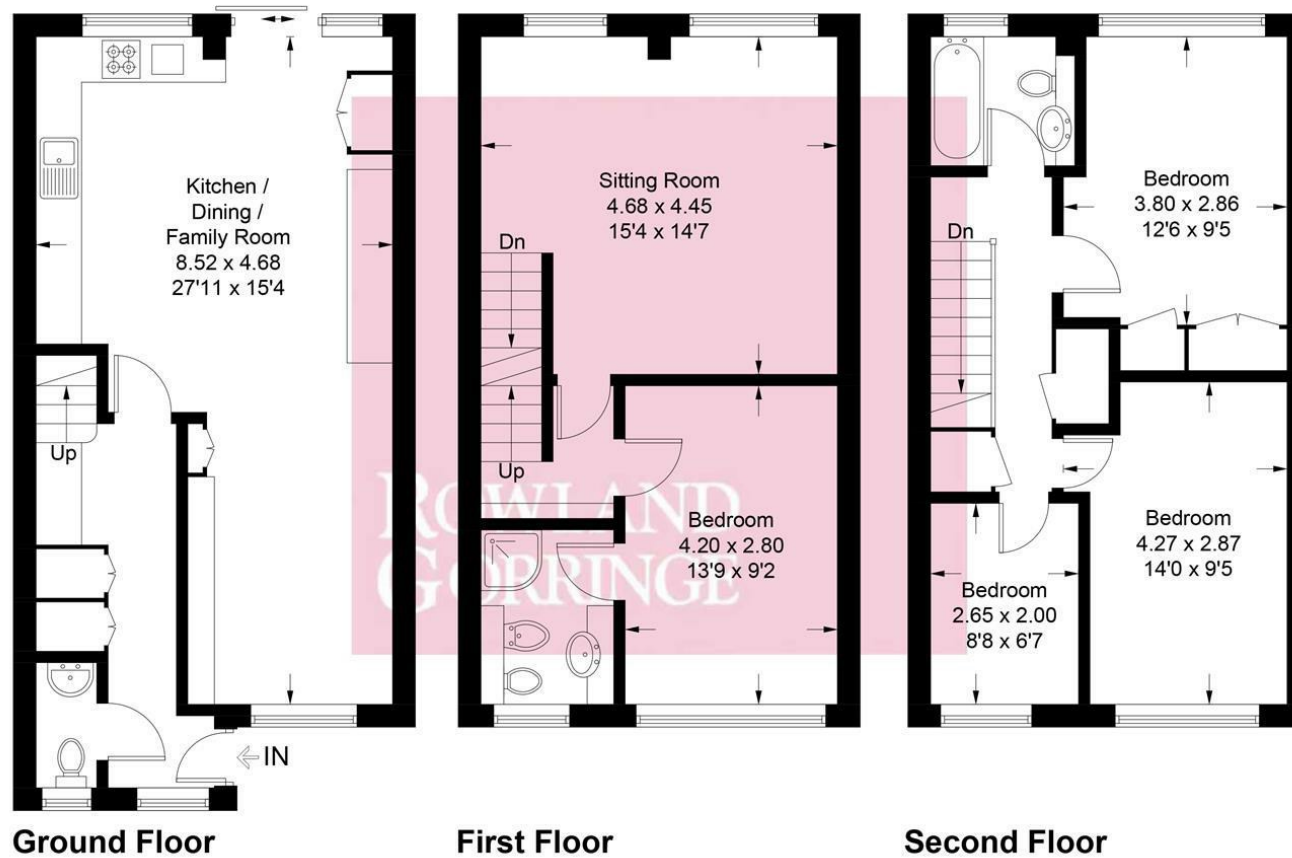


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

### Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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