

Orchard Valley Court, Orchard Road, Lewes

Lewes Estates

*** Price Guide £200,000 - £220,000 ***

We are pleased to offer for sale a well-presented one-bedroom purpose built ground floor apartment in Orchard Valley Court featuring front and rear gardens, a share of freehold, and being sold with no onward chain.

The apartment is approached down a quiet footpath from Orchard Road and has its own front door opening into a spacious entrance hall with storage cupboard. The kitchen/breakfast room has wall and base units, space for appliances and direct access to the rear garden. The generously proportioned double bedroom overlooks the garden to the rear, creating a peaceful and pleasant outlook and the living room enjoys the front aspect and features a fireplace providing a versatile area for relaxing and entertaining. The bathroom has a front aspect privacy glazed window completing the accommodation.

Outside, the property offers both front and rear gardens, providing excellent outdoor space and areas to relax, enjoy the surroundings, and entertain during the warmer months.

With its ground floor position, front and rear gardens, good-sized bedroom, share of freehold and chain-free status, this listing is an excellent opportunity to acquire a charming and practical home in Lewes.

Situated off Malling Hill to the east of the town centre, Orchard Valley Court balances connectivity and access to amenities with a



peaceful suburban feel.

Conveniently positioned with two major supermarkets (Tesco & Aldi) within a 5-minute walk, and also M&S Foodhall just around the corner. Residents of South Malling enjoy close proximity to the recreation field and scenic walking routes both along the River Ouse through Wildlife Trust land, or across the Malling Down Nature Reserve.

Lewes town centre is approximately 10 minutes on foot and offers an excellent range of independent shops, a wide range of cafes, pubs, and high-quality sports facilities, as well as the independent Depot Cinema. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket, and hockey.

Lewes' mainline railway station is a short distance away, making it easy to reach Brighton in 20 minutes or London Victoria in just over an hour. A regular bus service also serves Malling connecting residents directly to Uckfield, Tunbridge Wells, and Eastbourne.

Internal viewing is highly recommended. Please contact our office to arrange your appointment.

Share of Freehold
Lease Remaining: 981 years
Annual Service Charge: £600

draft









Approximate Gross Internal Area = 52.6 sq m / 566 sq ft

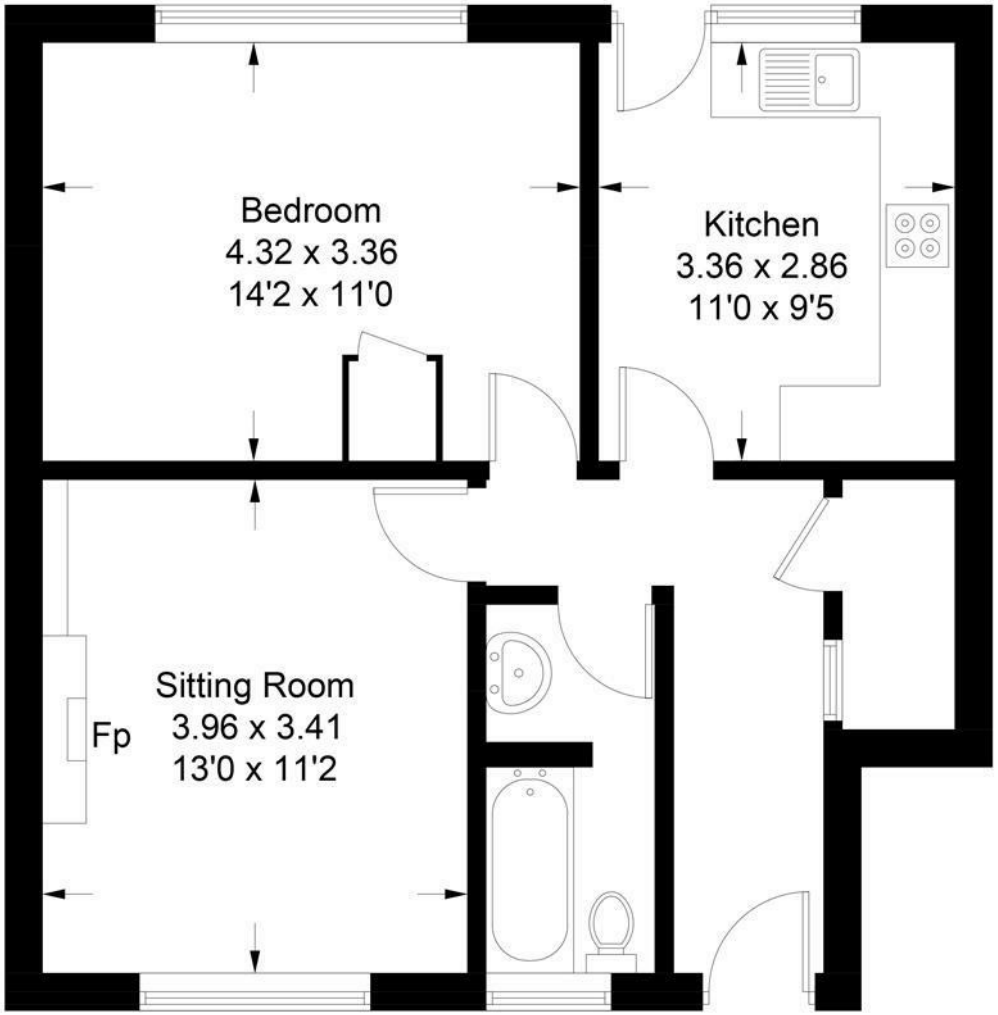


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331581)

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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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