

14 The Spinneys, Lewes, BN7 2RN

ROWLAND GORRINGE

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Lewes
BN7 2RN

Guide Price £305,000

For sale by private treaty with no onward chain, is this fine contemporary end-terraced house that was believed to have been constructed in the early 1980's. With only the one previous owner, this is an ideal first time buy with accommodation that comprises:-

Entrance Hall : Sitting Room: Kitchen/Dining Room : Two double bedrooms both with fitted wardrobe cupboards : Shower room with W.C. : Front & rear gardens and reserved off road parking space. Double glazed windows with Gas fired central heating.

The Spinneys set back off Malling Street, is within immediate walk of a neighbouring Marks & Spencer food hall with Lewes High Street and the Mainline Railway Station 0.9 miles distant. (London - Victoria in just over the hour), the Depot Cinema, Grange Gardens, the bustling Cliffe High Street and Cliffe area with its many individual shops, restaurants, antique shops and famous Harvey's Brewery and shop. There are three major supermarkets within the town and comprehensive schooling for all ages. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively. The famous Glyndebourne Opera House is situated on the outskirts of Ringmer, approximately 2.6 miles distant.

Outside: There is an open plan front garden with communal side access that leads to the fully enclosed and well established rear garden, with timber garden shed and easterly aspect.

Tenure: Freehold with no onward chain, the property is immediately available.

Local Authority: Lewes District Council, Council Tax Band: C - All mains services are appointed to the property. Gas fired central heating is supplied by a Worcester Bosch condensing wall mounted boiler.

We understand that the current broadband download speed (ultrafast) at the property is around 80 Mbps, however please note that results will vary depending on the time a speed test is carried out. Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 27/02/2026).

Directions: https://w3w.co///scouts.hoofs.sprayer



- No onward chain - Viable offers are welcomed
- Off road parking space
- Within immediate walking distance of town centre with river frontage and downland countryside.
- All mains services are appointed
- Double Glazed windows and external doors are fitted throughout
- Approximate internal measurement of 689 sq ft
- Requiring of modest refurbishment
- Enclosed rear garden affording a high degree of privacy with easterly aspect
- Capacious roof void/attic space
- Ideal first time purchase



Kitchen/Dining Room	4.22m x 2.95m (13'10 x 9'8)
Sitting Room	4.37m x 4.19m (14'4 x 13'9)
Bedroom	4.22m x 2.77m (13'10 x 9'1)
Bedroom	3.96m,2.74m x 2.13m,2.44m (13,9 x 7,8)
Shower Room (with WC)	
Entrance Hall	
Attic Void	











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Approximate Gross Internal Area = 64.0 sq m / 689 sq ft

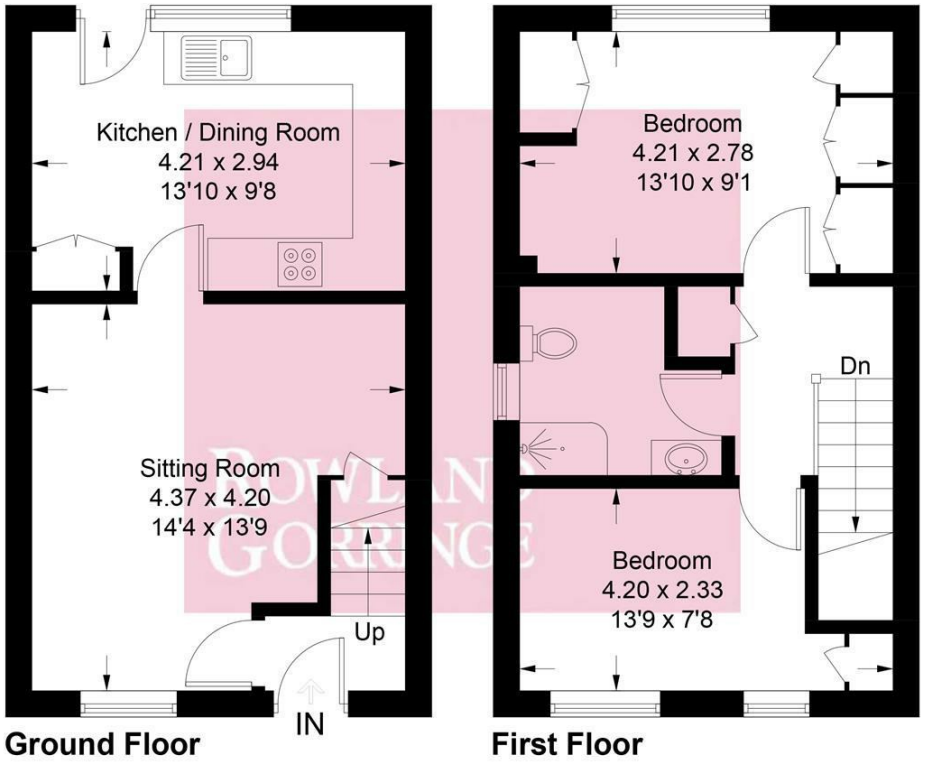


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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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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