

Spences Lane, Lewes, East Sussex, BN7 2HD

Asking Price £695,000

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Three double bedroom, two bathroom detached house in the popular Old Malling area of Lewes, offering superb contemporary living. Featuring a high specification kitchen, ground floor bedroom and bathroom, and bi-fold doors to an easy to maintain garden, all within walking distance of the town centre.

The Property

This exceptional south-west facing detached house presents an opportunity to acquire contemporary style home in immaculate order, significantly upgraded by the current owners. Boasting three well proportioned bedrooms, large open plan living spaces, and two stylish bathrooms, this property is perfectly designed for modern living, offering both comfort and convenience.

Recently renovated, and with neutral décor and stripped wood flooring throughout, the property is in immaculate condition meaning it is ready for immediate occupation. Following renovation by the current owners, the property benefits from new electrics, boiler and smart heating system, aluminium double glazing throughout, aluminium guttering, modern kitchen and bathrooms.

Entering through a south facing garden with view of Lewes Castle , the bright entrance hall with understair storage leads to a superb open plan kitchen, featuring high-end Smeg induction hob with discrete extractor, double oven and grill, as well as integrated fridge, freezer, dishwasher and luxury stone work surfaces. This space seamlessly connects to the impressive double-aspect and open plan living spaces all with large windows, including spacious sitting room, dining area with bifold doors to rear garden, and a family room/reception room that would make a great study, TV room or snug and could be closed off if desired. A useful downstairs utility room provides space and plumbing for a washing machine and tumble dryer with cupboards above. Beyond this, the thoughtful layout includes one double bedroom and a contemporary bathroom conveniently located on the ground floor, offering versatile living options. The downstairs bathroom houses the recently installed Vaillant gas fired boiler and a contemporary suite with bath and double head shower over. Additionally, there is a spacious storage cupboard / larder.

Upstairs are the two remaining double bedrooms and a further modern bathroom. The view from one of the bedrooms is straight to Lewes Castle and the generously proportioned principle room is double aspect with eaves storage and a large hanging rail for ample clothes storage. The landing has a perfect space for a desk with a window above, a large storage cupboard, and a loft hatch with pull down ladder provides potential extra storage in the part boarded loft. Upstairs also contains another bathroom with contemporary suite with bath and double head shower over.

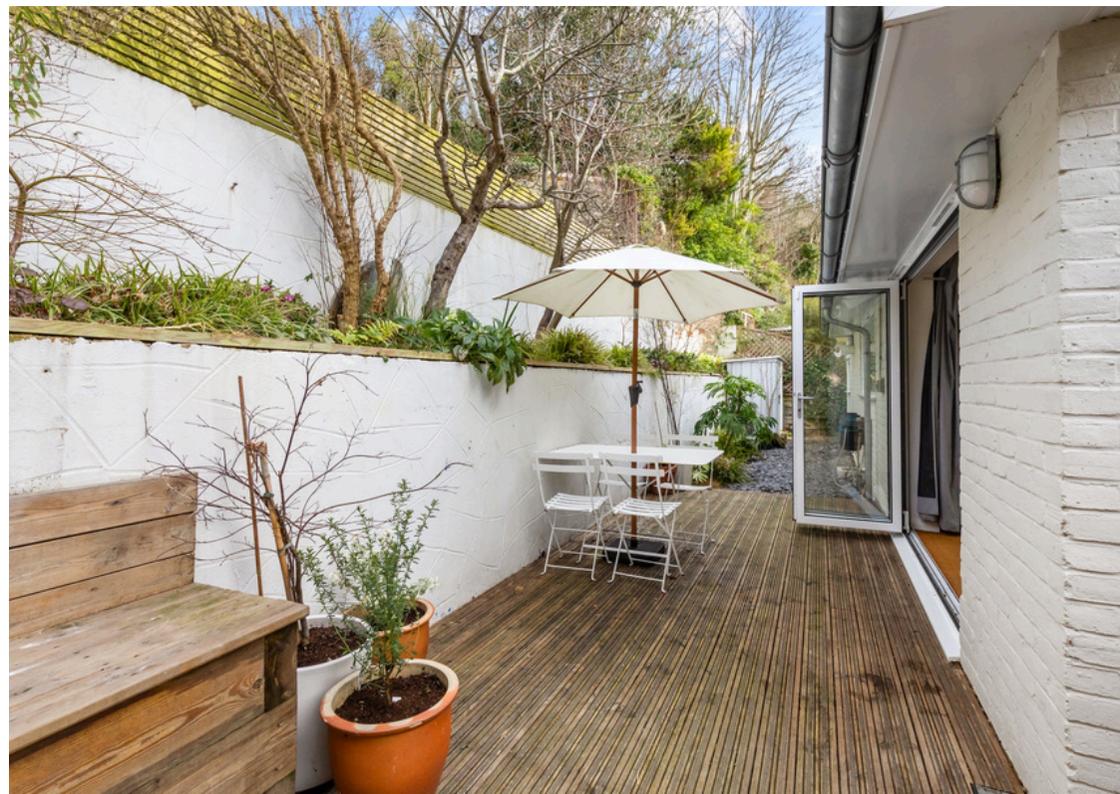
Externally, the property benefits from a quiet plot set away from neighbouring properties, an easy to maintain garden with flint walls, perfect for enjoying the warmer months without extensive upkeep. To the front the property is approached via a wooden gate and the secluded front garden is enclosed and has a small lawn and a decked area for seating. The rear garden continues across the back of the property with built in seating, a side access gate, outside tap, lighting and a garden shed. A private driveway provides convenient off road parking.

Situated within walking distance of Lewes town centre via a public footpath, residents can easily access its array of independent shops, cafes and restaurant. Lewes is renowned for its vibrant community, excellent schools, and mainline railway station, offering direct links to London Victoria. The surrounding South Downs National Park provides endless opportunities for outdoor pursuits.

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 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. 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 cafe's, old inns and restaurants as well as a farmers market held the first 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



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Utility Room
2.0m x 1.30m
(6'6" x 4'3")

Kitchen / Living /
Dining Room
7.90m x 6.75m
(25'11" x 22'1")

Family Room
3.45m x 2.45m
(11'3" x 8'0")

Bedroom
3.45m x 2.40m
(11'3" x 7'10")

Ground Floor
Approximate Floor Area
828.28 sq ft
(76.95 sq m)

Access To
Eaves

Bedroom
5.55m x 4.15m
(18'2" x 13'7")

Bedroom
3.75m x 3.20m
(12'3" x 10'5")

Access To
Eaves

First Floor
Approximate Floor Area
491.58 sq ft
(45.67 sq m)

Approximate Gross Internal Area = 122.62 sq m / 1319.87 sq ft

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

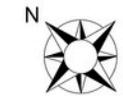
Material information

Tenure - Freehold

EPC - D

Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



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