

The Lynchets, Lewes

Lewes Estates

Lewes Estates is pleased to offer for sale this 2-3 bedroom semi-detached house on The Lynchets in the popular South Malling area of Lewes. Situated in a convenient position for the town centre and featuring elevated views and a mature multi-terrace wrap around garden, this house is a must see.

There are two major supermarkets (Tesco & Aldi) within a 5-minute walk, and also the M&S Foodhall just down the road. 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 15 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.

Lewes has multiple highly regarded primary schools (including South Malling which is just 5 minutes on foot). Priory Secondary School and Sussex Downs College are also within walking distance.



You can approach the property either via the footpath from The Lynchets or directly from the layby on Malling Hill. There is unrestricted street parking in both locations. The front door opens to the hallway and has stairs ascending to the first floor, an under stairs storage cupboard and further space for shoes and hanging coats.

You proceed through to the sitting room which has a large south facing window to the front with terracotta tiled window sill and a view towards Lewes town. There is wood effect flooring throughout that leads through into the open plan kitchen. Renovated in recent years, the kitchen features wood effect countertops, a 4 ring gas hob and single oven with extractor over, single bowl sink and drainer, integrated dishwasher, integrated fridge/freezer, and integrated washer/dryer. There is a further full height open larder area for storage. The boiler is located in the corner cupboard and there is a window overlooking the garden and a door to the rear lobby.

The rear lobby provides access to the back garden and to the ground floor office. Currently used as a study, this versatile space could also be a third single bedroom and features an additional external door to the front of the property.

Upstairs on the landing there is a window to the side, loft hatch with pull down ladder, and doors to both bedrooms and the family bathroom.

Bedroom 1 has a south facing window with front aspect and elevated views as well as multiple built









in cupboards. Bedroom 2 has a rear aspect window over looking the garden and a further built in cupboard. The family bathroom has a window to the side with tile ledge. The white suite comprises of bathtub with electric shower over, pedestal sink and low level WC.

Externally you will find lovely front, side and rear gardens on multiple levels and featuring mature Fig and Silver Birch trees, an array of shrubs and various flowers. The terraced rear garden further offers a private and elevated decked seating area with wooden pergola along with areas that can be used for children's play equipment and additional planting.

Internal viewing is highly recommend. Please contact our office by phone or email to arrange your appointment.

- **2-3 Bedroom Semi Detached House**
- **Open Plan Kitchen/Dining/Sitting Room**
- **Two Double Bedrooms**
- **Ground Floor Study / Bedroom Three**
- **Wrap Around Garden to Front, Side & Back**
- **Elevated Views to Lewes Town**
- **Convenient Location within 15 Minutes Walk of Town Centre**
- **Viewing Highly Recommended**





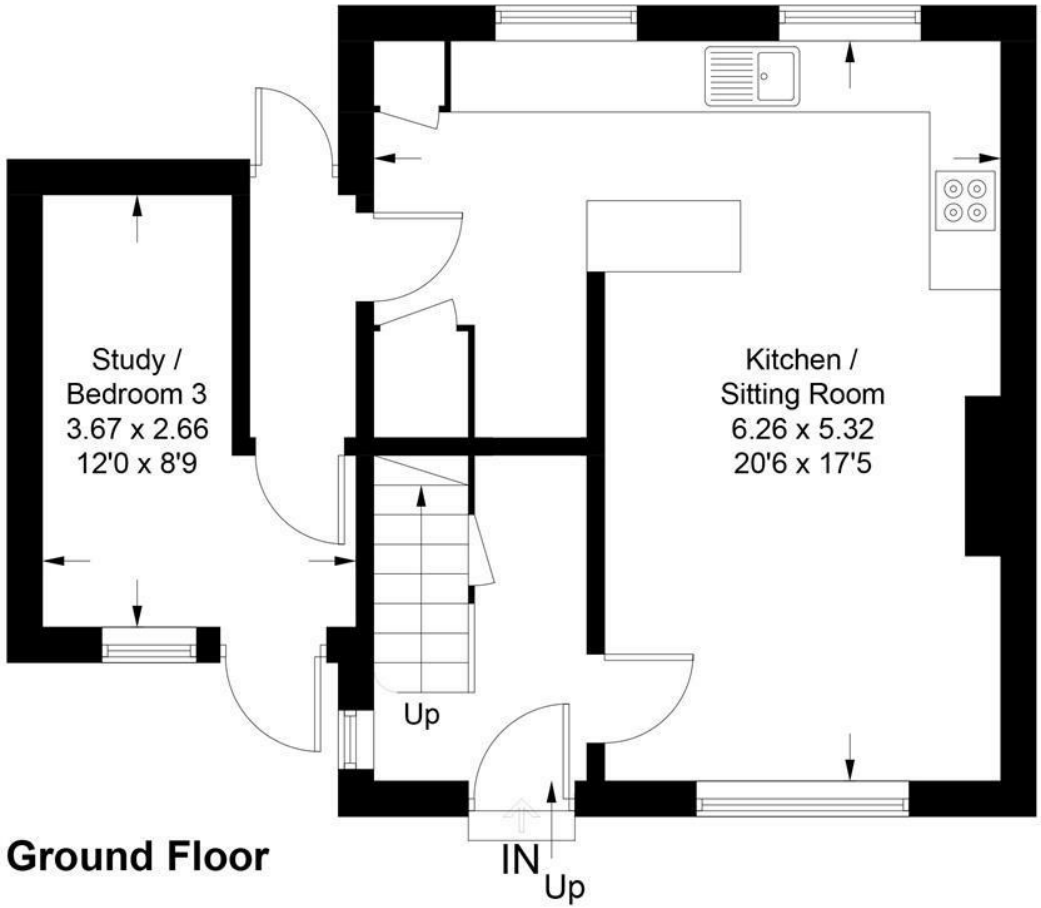




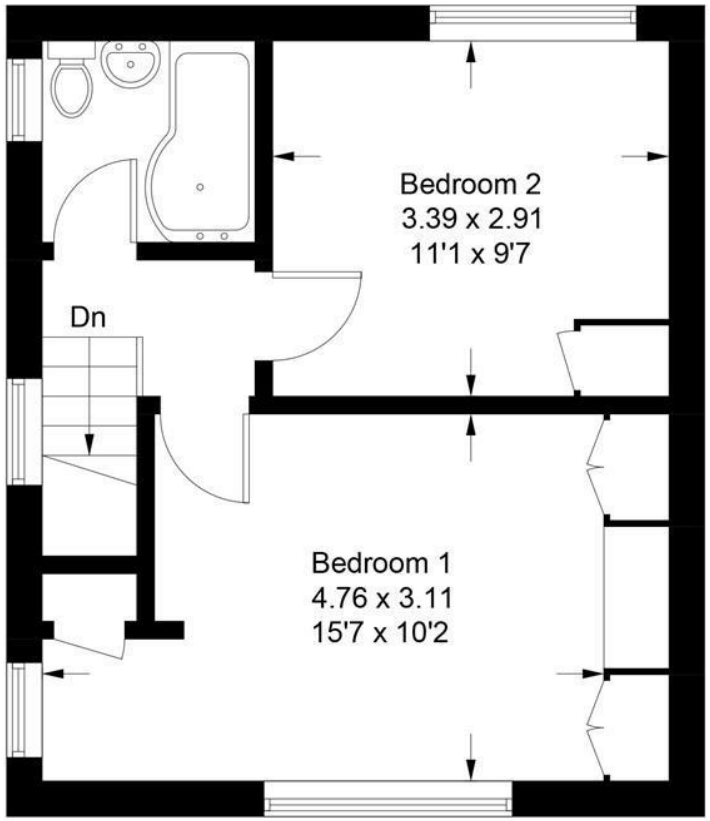
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27 The Lynchetts, BN7 2BL

Approximate Gross Internal Area = 76.8 sq m / 827 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309032)

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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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