



Old Malling Way, Lewes

**Lewes
Estates**

LEWES

Offers In Excess Of £385,000

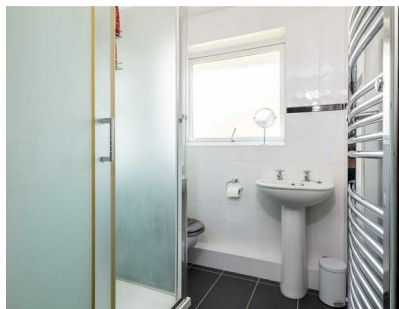
- Popular New Malling Area
- Semi Detached Property
- 3 Bedrooms each with Fitted Wardrobes.
- 19ft Living Room with Exposed Floor Boards
- Kitchen Breakfast Room
- Modern Shower Room
- Additional WC
- Attached Garage
- Front and Rear Gardens With Gated Access
- No Onward Chain

A 3 Bedroom Semi-Detached property with a Garage, situated in the popular New Malling area of Lewes and being sold with No Onward Chain. The Property has in our opinion a much larger than average Living Room measuring over 19ft x 16ft with Exposed Floor Boards and the benefit of a Raised Bay Window with views over the front garden. The Kitchen Breakfast Room is finished in a maple wood design with an array of fitted cupboards and drawers and benefits from views of the rear garden. To the Upstairs we find 3 Bedrooms, a Modern Shower Room and an additional WC. Bedroom 1 has engineered wood floors, a double wardrobe and Views over the Countryside.



Bedroom 2 is located to the rear with views over the rear garden and features a fitted wardrobe with sliding doors. Bedroom 3 also features a fitted wardrobe. The Shower Room has been updated in recent years and comprises of a good size Shower Enclosure with sliding glass door, a WC and Wash Hand Basin. The first floor also benefits from an Additional Cloakroom comprising of a modern WC and Wash Hand Basin. To the Outside the Rear Garden has been landscaped and mostly laid to slate shingle with an hexagonal summer summer. The Rear Garden further benefits from gated access to the rear. The Front Garden is well maintained and is mostly laid to lawn with numerous plants and shrubs. The Garage is attached to the side of the property and features a modern up and over garage door. The property is well positioned being at the entrance of a pathway rather than facing the road, and is within easy walking distance of the local countryside, local convenience store, popular primary school and bus stops serving the town centre and Brighton. Gas Central Heating. Double Glazing. EPC Rating D.

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 the advice of your legal representative.



directions

From our office in the High Street turn right and proceed towards the War Memorial following the one-way system down and across the Phoenix Causeway Bridge towards Uckfield/Tunbridge Wells (A26). At the brow of the hill turn left into Church Lane and continue past the Sussex Police HQ. Turn right into Old Malling Way and proceed into the estate and follow the road around. The property can be found on the right hand side, not long after the turning to Monks Way.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



draft



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TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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