



Boughey Place, Lewes

We are pleased to offer this 3 bedroom end of terrace property with off street parking and sunny Southwest facing rear garden in the popular new Malling area of Lewes.

Situated within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. There are lovely walks along the river and onto Malling Down close by, whilst still being 15-20 minutes from the town centre and 25 minutes on foot to Lewes' mainline train Station. There are direct services that take you to Brighton in 20 minutes and London in just over an hour.

Lewes has multiple highly regarded primary schools (including South Malling which is less than 10 minutes on foot), Priory Secondary School and Sussex Downs College all within easy walking distance.

There is an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey.



On entering the property you are greeted with a spacious hallway that has two large floor to ceiling cupboards and a further under stairs cupboard that currently houses a tumble dryer.

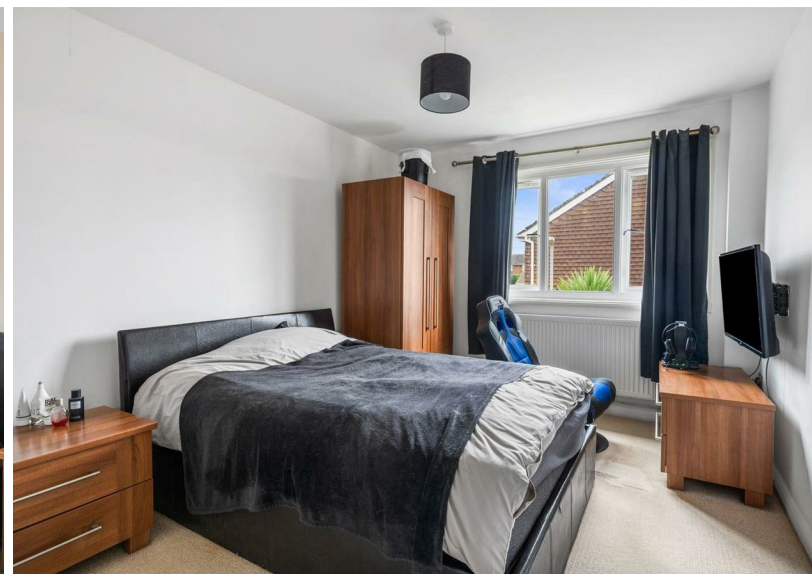
The ground floor shower room is accessed from the hallway and has a window to the front, walk in shower, wash hand basin, low level white WC and heated towel rail.

The kitchen features a hard wood floor, wall and base units for storage, double oven with five ring gas hob, integrated dishwasher, space for tall fridge/freezer and space for a washing machine. The kitchen opens to the dining room which has double UPVC doors to the garden and proceeds to the adjoining sitting.

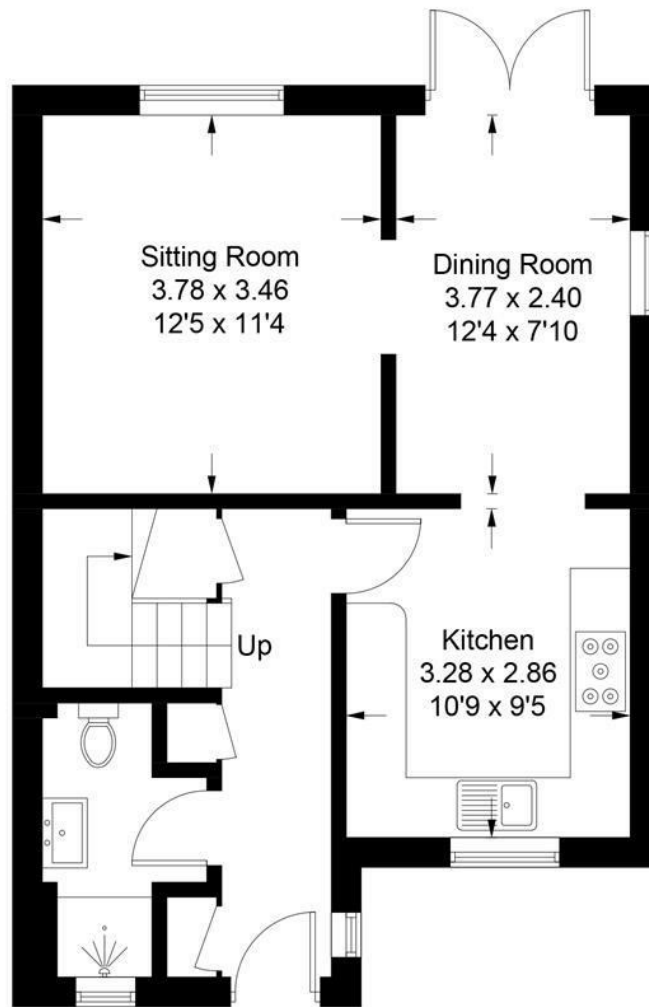
Upstairs there are three bedrooms, (two doubles and a single) and a family bathroom. Both double bedrooms enjoy views over the garden. The family bathroom has a fitted bath with hand held shower, low level WC and wash hand basin with storage under.

Externally the property has a driveway for one car and low maintenance shingled front yard enclosed by small wall. The sunny south west rear garden is laid to lawn with paving next to the house, is enclosed by fencing and features a back gate.

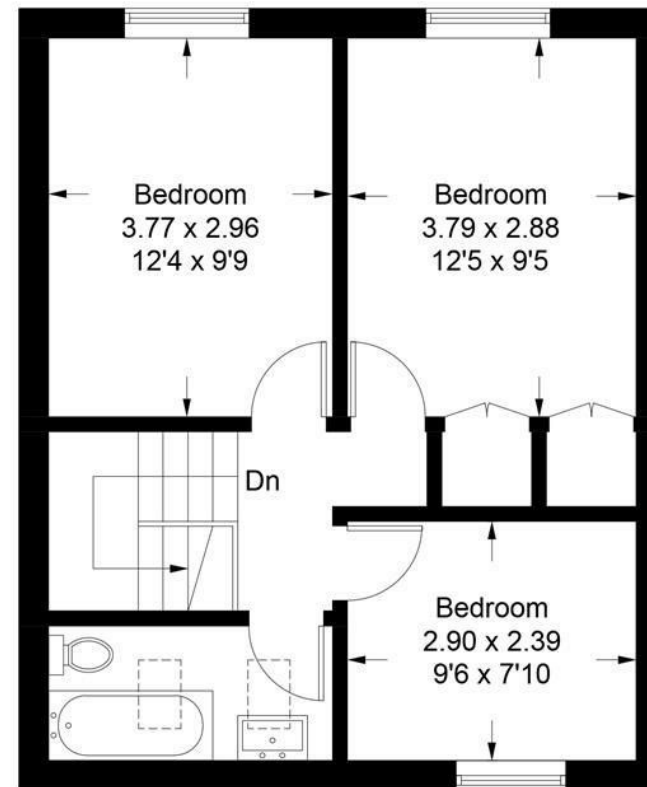
This property is being sold with no onward chain. Please contact our office on 01273 477377 to arrange a viewing appointment.



draft



Ground Floor



First Floor

Approximate Gross Internal Area = 90.0 sq m / 969 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1248172)



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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.



**Lewes
Estates**

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