# Orchard Valley Court, Lewes

Lewes Estates

*** Guide Price £200,000 - £215,000 *** Lewes Estates is pleased to offer for sale a one-bedroom first-floor purpose built flat in Orchard Valley Court. This property benefits from a share of freehold and long lease, its own entrance, and multiple private garden areas to the front, side, and rear. There is also potential for a new owner to extend into the loft space subject to relevant permissions.

Situated off Malling Hill to the east of the town centre, Orchard Valley Court balances connectivity and access to amenities with a peaceful suburban feel. This listing is an exceptional opportunity for first time buyers, investors, those seeking a manageable downsize, and anyone with green fingers!

The flat is conveniently positioned with two major supermarkets (Tesco & Aldi) within a 5-minute walk, and there is also the M&S Foodhall just around the corner. 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 10 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.

You approach the flat via steps and a footpath on Orchard Road, and you have your own entrance with a part-glazed front door. Carpeted stairs ascend to the first floor landing, which includes a window with side aspect, built in cupboard housing the boiler and doors to all principle rooms.

The kitchen comprises of wall and base units, a free standing gas oven with grill, sink with drainer overlooking the garden and there is space for both washing machine and free standing fridge/freezer.

The double bedroom has a large easterly aspect window and features a built in wardrobe and fixed shelf. The lounge features a decorative fireplace with wooden surround, a westerly aspect window and alcove storage to each side of the chimney breast.

The spacious bathroom has a privacy glazed window with front aspect, white suite comprising of bath tub, low level WC and wash hand basin with storage under.

Externally this property benefits from a spacious front garden, side garden with storage shed, and a rear garden on two terraces. The garden areas are not subject to any rights of way for other residents.

This property is being sold with no onward chain and internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.

Share of Freehold
Lease Remaining: 981 years
Annual Service Charge: £600

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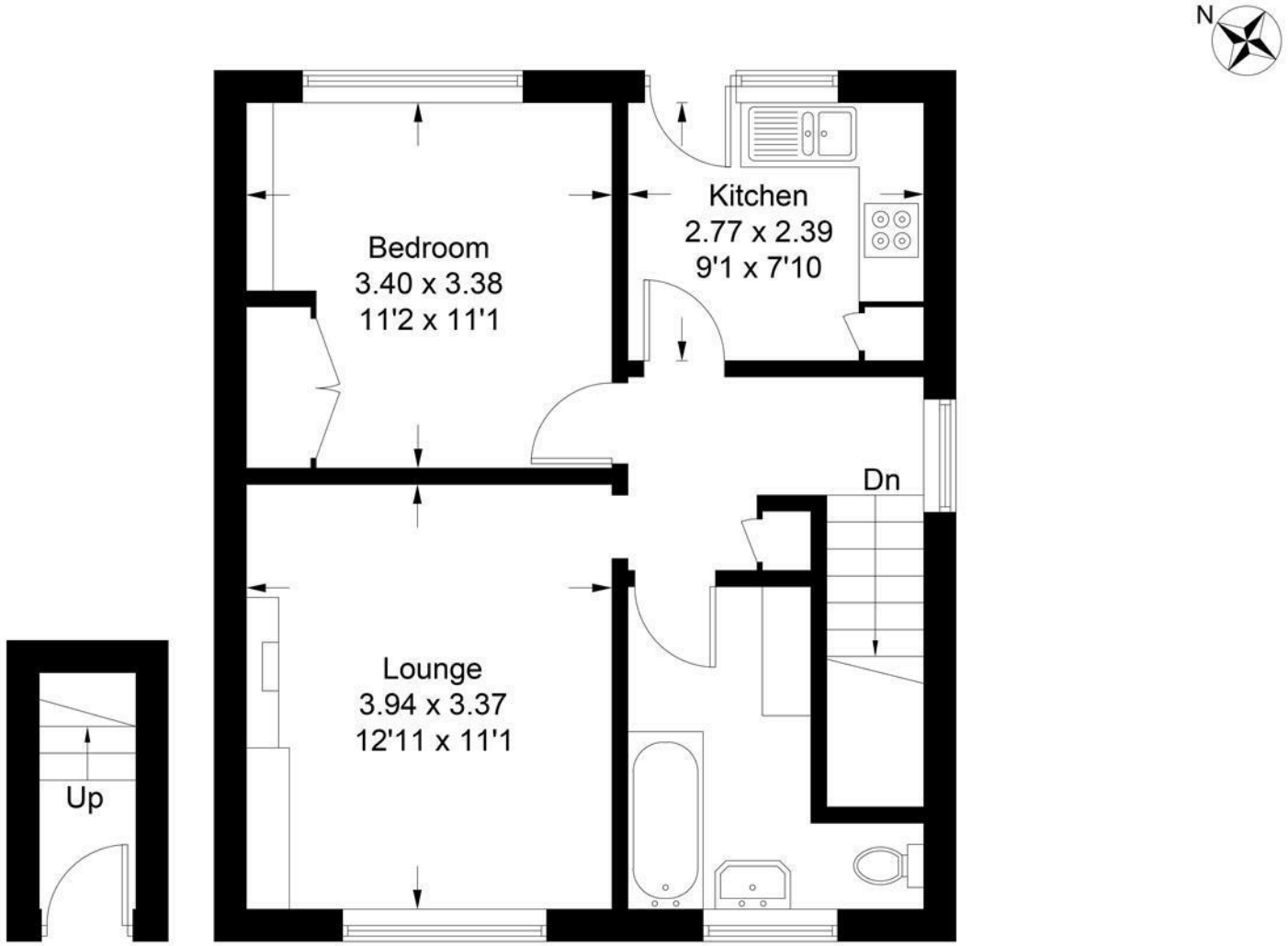


Approximate Gross Internal Area = 49.5 sq m / 533 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.Fourlabs.co © (ID1304100)

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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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