



Orchard Road, Lewes

**Lewes
Estates**

- Semi-detached family home
- Popular South Malling area of Lewes
- Off-road parking
- Detached garage
- Front and rear gardens
- Close to schools and amenities
- Light and airy accommodation
- Vendors suited

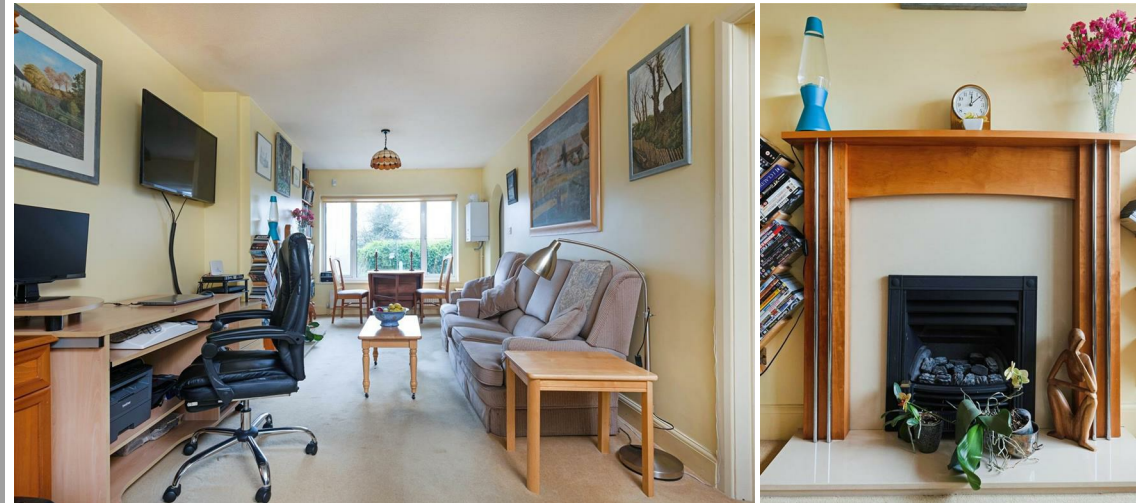


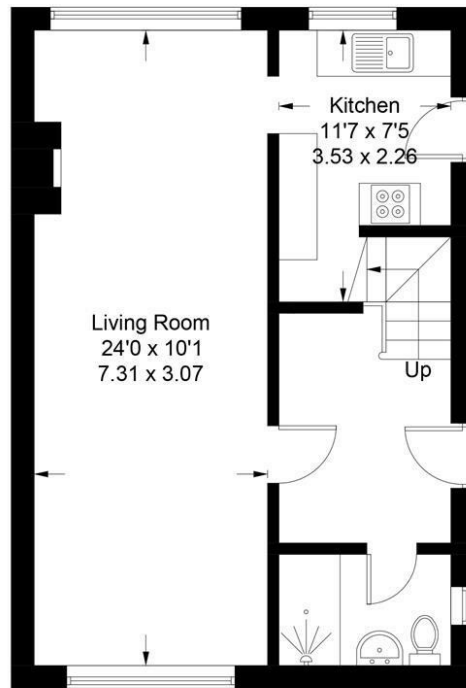
A comfortable semi-detached family home located in the popular South Malling area of Lewes, within a few minutes walk of the historic town centre, local school and amenities.

The property was originally constructed in 1959 and has been updated a number of times since. Today it offers a light and airy home with accommodation over two floors.

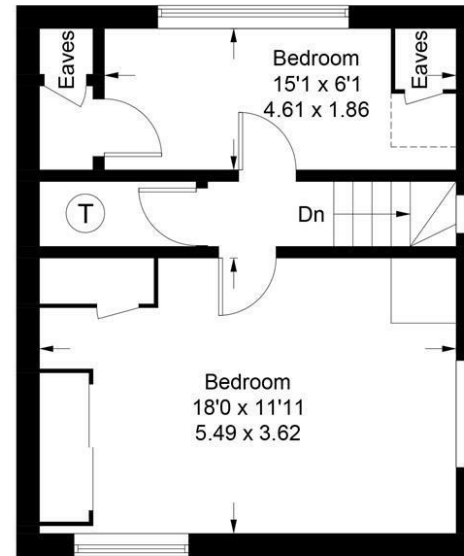
The property hugely profits from having a dedicated off road parking space as well as a detached single garage. Both front and rear gardens are mature and well stocked - with the added benefit of the rear garden catching all of the afternoon sunshine.

The accommodation is well presented and has been looked after carefully - the house offers a lovely and comfortable home with well balanced space both inside and out. Viewings are highly recommended and further information about the house is available on request.

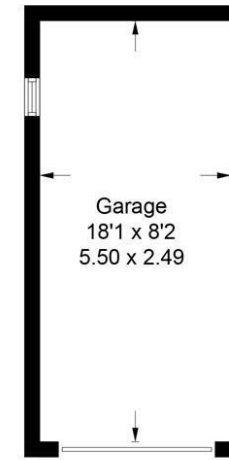




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 95.2 sq m / 1024 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID952459)



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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.

The bustling High Street which includes antique shops, bars, restaurants and bank is just a few minutes more, along with both Waitrose and Tesco. Only a short walk away are some lovely riverside walks along the banks of The Ouse, through Wildlife Trust land, or across National Nature Reserve Malling Down.

Lewes is the County Town of Sussex and famous for many things including the World Famous Bonfire Societies and events, Harvey's Brewery and central to it all The Norman Castle on the Hill. Voted in national polls twice; in the top 10 places to live. There is a mainline railway station which is about 10 minutes away with services to London Victoria 1 hour, Brighton and the Amex Stadium 20 minutes, Eastbourne 30 minutes. Glyndebourne Opera House is on the outskirts of the Town and there are some fabulous Schools providing both Private and State education within the Town itself.





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