



Old Malling Way, Lewes

**Lewes  
Estates**

## LEWES

### Offers In Excess Of £325,000

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- Popular New Malling Area
  - 2 Bedrooms
  - 16'11 Living Room with Views onto Trees
  - Modern and Contemporary Kitchen
  - Paved Rear Garden
  - Allocated Parking Space
  - Modern Family Bathroom
  - Bedroom 1 with Fitted Wardrobes
  - Bedroom 2 with Views over Garden
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A Beautifully Presented and Modernised 2 Bedroom property in the popular and sought after Malling Area of Lewes with the added benefit of an Allocated Off Street Parking Space.

The property has been significantly improved by the current owners and now benefits from a Modern and Contemporary Kitchen and enjoys Views over trees to the front.

The front door opens into an Entrance Hall with stairs to the first floor and door to Living Room. The Living Room has been freshly decorated,



enjoys Views over a copse of Trees to the front, and accommodates a Study Area under the stairs.

The Modern and Contemporary Kitchen is complemented by Timber Work-Surfaces and metro tiled splashbacks. The Kitchen has Exposed Floor-Boards and enjoys Views over the Rear Garden.

Upstairs we find 2 Bedrooms and a Family Bathroom.

Bedroom 2 enjoys views over the rear garden and Bedroom 1 benefits from a Fitted Wardrobe and Views over Trees to the front. The Family Bathroom is of a white suite and comprises of a WC Wash Hand Basin and Bath with Modern Shower Over.

To Outside we find a Paved Rear Garden with Gated Access to the Allocated Parking Space and is otherwise enclosed by fenced borders.

The property further benefits from recently installed Double Glazing. EPC Rating D.



## 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 the property can be found on the right hand side, in between Beckett Way and Buckhurst Close

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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

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.



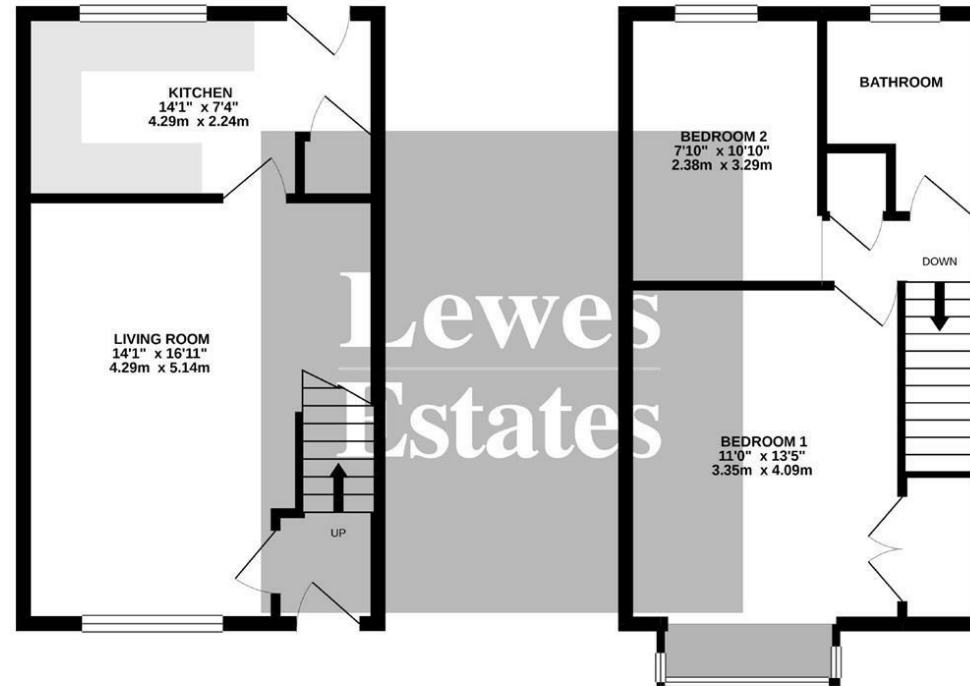
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GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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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