



£525,000 - £550,000 guide price

51 Spences Lane, Lewes, East Sussex, BN7 2HF

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# Overview...

A great opportunity to purchase this well presented 4 Bedroom, 2 Bathroom modern home in the sought after South Malling area of Lewes.

The property offers both flexible and adaptable accommodation with potential for annexe accommodation if desired.

The layout at present provides a dual aspect, Ground Floor Bedroom and Modern Shower Room, a Modern Kitchen Breakfast Room with double doors leading out to the garden.

To the first floor there is an enviable 28ft dual aspect Sitting Room/Dining Room with far reaching views, and to the second floor there is a Modern Bathroom and 3 well proportioned Bedrooms.

Outside the property boasts a Driveway for 2 vehicles and a cleverly designed, Landscaped Garden

**VIEWING RECOMMENDED**



# The property...

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**ENTRANCE HALL-** Front door with floor to ceiling windows either side, stairs to first floor, white painted panelled doors to principal rooms, tiled floor.

**GROUND FLOOR BEDROOM 4-** Measuring a generous 14'2 the dual aspect room makes for a great bedroom or home office.

**GROUND FLOOR SHOWER ROOM-** A modern suite comprising of a generously sized shower enclosure with fixed glass screen, wc and wash hand basin set into a vanity unit. White tiled walls with a grey tiled pattern inset and grey tiled floor. Window to side.

**KITCHEN/BREAKFAST ROOM-** A wonderful, light and airy room flooded with natural light through the expanse of double glazed windows and double doors. Finished in a maple wood design and complimented by black granite look worksurfaces. The kitchen comprises of a range of cupboards and drawers, has a double oven and leads directly out to the garden. Underfloor heating.

**FIRST FLOOR LANDING-** white painted panelled door to;

**SITTING ROOM/DINING ROOM-** Measuring an enviable 28ft this dual aspect reception room is wonderfully light and airy with elevated views over the rear garden over the townscape to the front. Door opens to reveal stairs leading to second floor landing.

**SECOND FLOOR LANDING-** Painted hand rail and balustrade over stairs. Panelled doors to principal rooms. Fitted cupboards.

**BEDROOM 1-** A generous double bedroom with fitted wardrobes and elevated views over the rear garden.

**BEDROOM 2-** A further double bedroom elevated views over the Lewes townscape to the front.







## *Property and Outside...*

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**BEDROOM 3-** A comfortable bedroom with far reaching views to the front.

**BATHROOM-** A modern bathroom with suite comprising of a spa bath with shower over and glass screen, wc and wash hand basin set into a vanity unit. Tiled walls with pattern inset and window to the rear.

### **OUTSIDE**

**REAR GARDEN-** A cleverly designed and landscaped rear garden. The garden features a generous paved terrace adjacent to the Kitchen Breakfast Room providing a super alfresco dining space. Gentle steps ascend to the second terrace which is laid to astroturf for convenience with a further patio area. The remainder of the garden is terraced to slate shingle and leads to a garden shed where the final terrace has double gates opening to Spences Field behind. Being terraced the garden is wonderfully sunny when the season allows and is enclosed by fenced boundaries.

**DRIVEWAY-** Brick paved providing off street parking for two vehicles. Pathway to gated side access to the rear garden.







## Location...

**Spences Lane** is located in the popular South Malling area of Lewes and benefits from a large recreation field and children's playground at the end of the road.

The High Street is a surprisingly short walk away at just 15 minutes (source google maps) with the Mainline Railway Station just a little further which offers direct routes to London, Gatwick, and Brighton.

The area boasts a local convenience shop, a community centre, which can be hired for events and has an on site Coffee Shop, South Malling is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a Secondary School, Tertiary College and Lewes Old Grammar School.

Lewes town centre is home to a great choice of shops, restaurants and public houses and offers a The Depot Cinema and a leisure centre with indoor pool and gym.



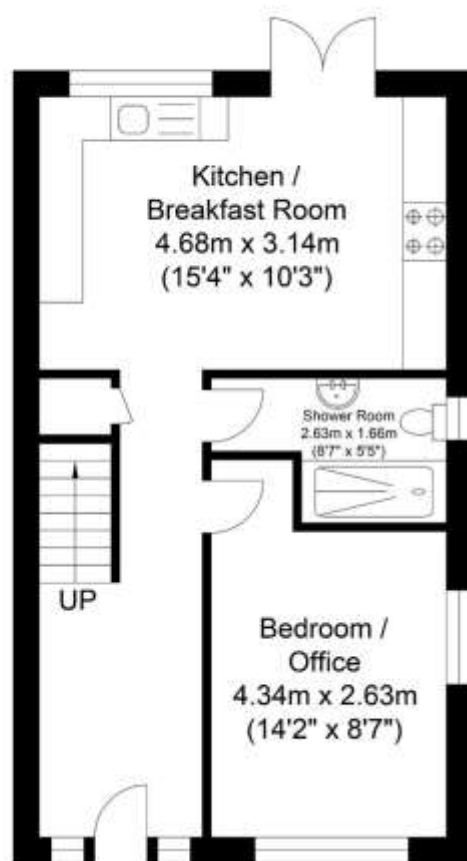
Tenure - Freehold

Gas central Heating - Double Glazing.

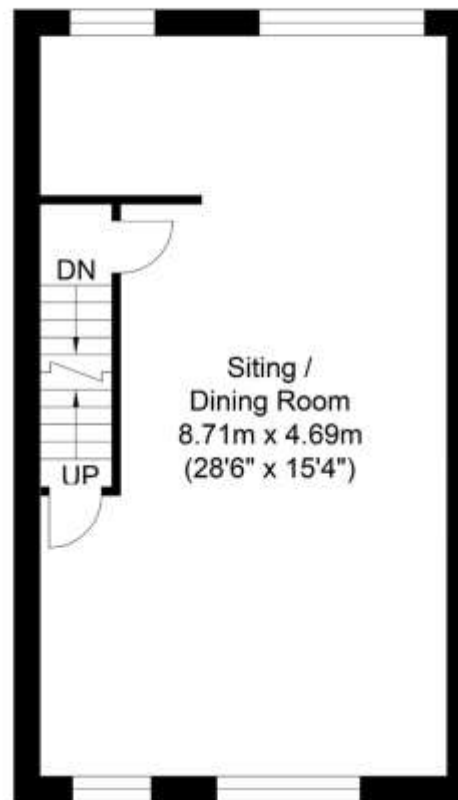
EPC Rating - TBC

Council Tax Band - C

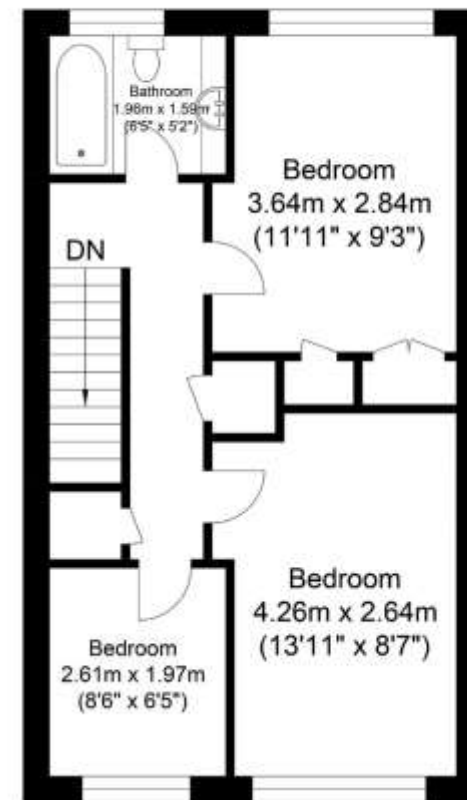
Viewing recommended



Ground Floor  
Approximate Floor Area  
428.94 sq ft  
(39.85 sq m)



First Floor  
Approximate Floor Area  
428.94 sq ft  
(39.85 sq m)



Second Floor  
Approximate Floor Area  
428.94 sq ft  
(39.85 sq m)



Approximate Gross Internal Area = 119.55 sq m / 1286.82 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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