



177 Old Malling Way, Lewes, East Sussex, BN7 2EF
Asking Price £410,000

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A three bedroom end of terraced house located in the popular residential area of Malling in Lewes.

The Property

This property has been improved and is exceptionally well presented and has a re-fitted kitchen/dining room, bathroom, gas central heating and double glazing. Upon entering the Front door you walk into the entrance porch with tiled flooring, fitted with a range of units with shelving and cupboard and space and plumbing for washing machine, door to entrance hall with stair rising to the first floor. The Lounge is a bright double aspect room with windows to the front and rear garden and engineered oak flooring. The kitchen/dining room again is a double aspect room fitted with an excellent range of units with a worksurface extending to include a stainless steel sink unit with mixer taps, Inset Hotpoint electric hob, oven and extractor hood above, cupboard housing Worcester Combi boiler, space for dining table and chairs and door back garden. There are ample storage cupboards and a deep walk-in storage cupboard. On the first floor with large hatch access to the loft space with pull down ladder, bedroom one has a large window overlooking the garden and a full wall of fitted wardrobe, bedroom two has a feature wall and window to the rear and bedroom three has a window front and a built in deep cupboard. The Bathroom is fitted with a contemporary style suite with fully tiled walls and feature mosaic, Shower over bath, wash handbasin with vanity unit and concealed WC, heated towel rail.

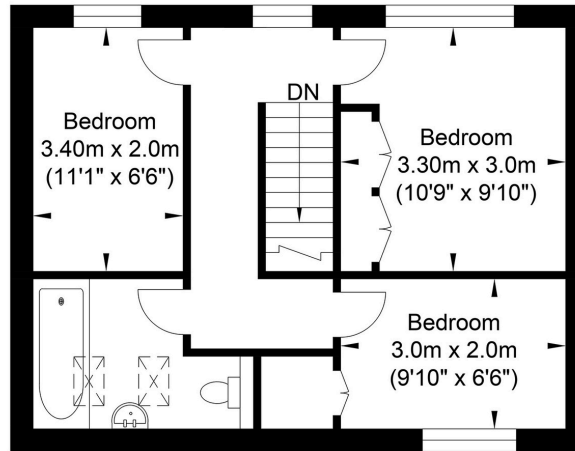
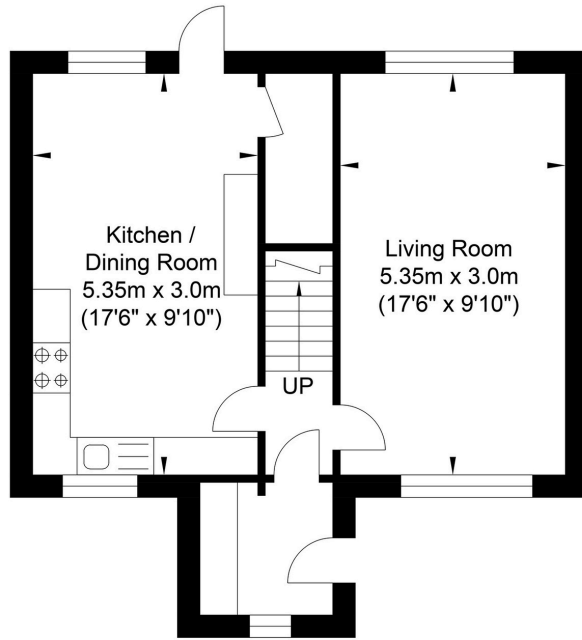
Outside the rear garden enjoys a good degree of seclusion with a large cherry tree and feature raised shrub and flowerbeds, garden shed, brick pathway, large patio and side access gate. There is an area of lawn too. To the front is a small garden with wooden gate and picket fence.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Old Malling Way, Lewes



Ground Floor
Approximate Floor Area
458.65 sq ft
(42.61 sq m)

First Floor
Approximate Floor Area
408.92 sq ft
(37.99 sq m)

Approximate Gross Internal Area = 80.60 sq m / 867.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Approximate Gross Internal Area = 2342 sq ft / 217.6 sq m



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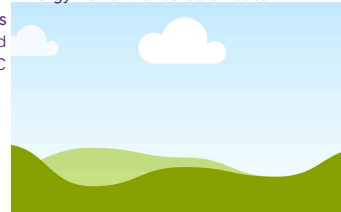
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Energy Performance Certificate

Agents Notes
Tenure Leasehold - Freehold
Council Tax Band C



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