



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**

**£595,000**

**Freehold**

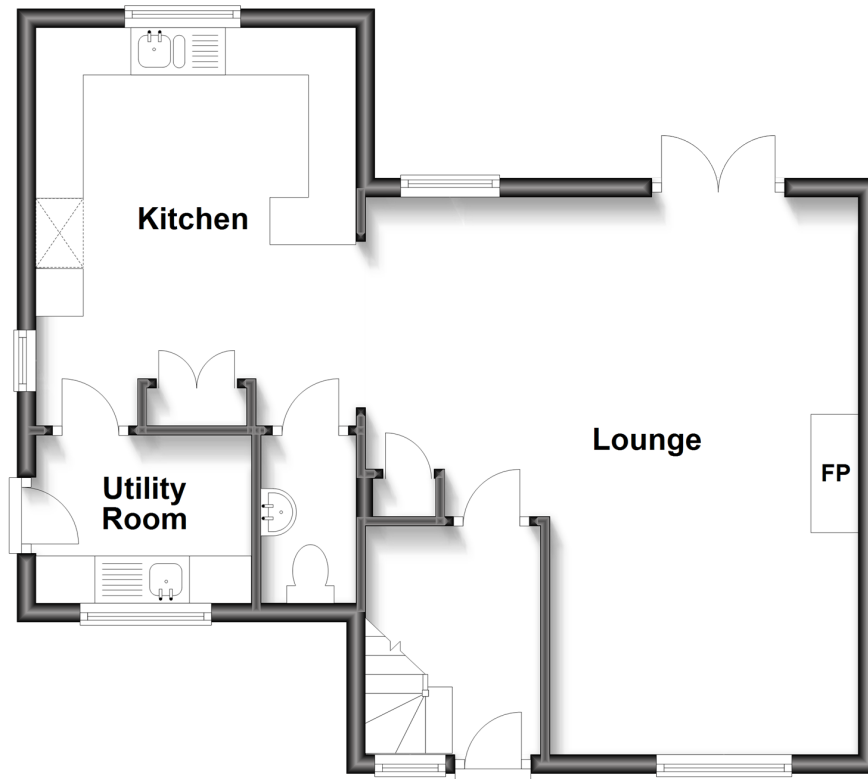
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**The Meadows, Lewes,  
East Sussex, BN7**

**cubitt&west**  
Helping you move forwards

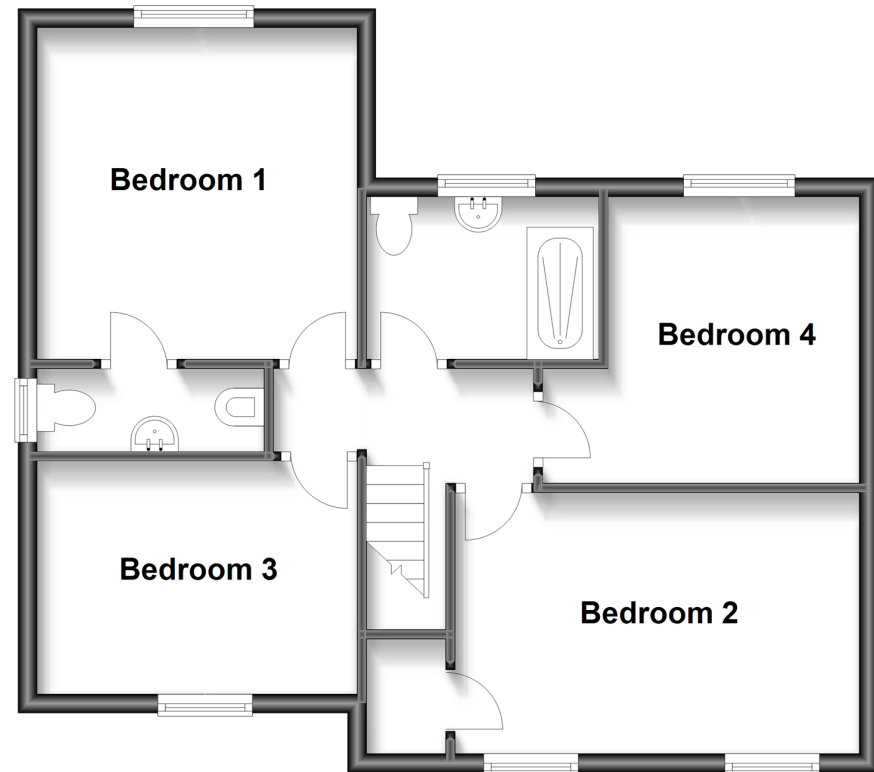
## Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



## First Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Cloakroom

**Lounge:** 19'3 (5.87m) x 14'2 (4.32m) narrowing to 10'6 (3.20m)

**Kitchen:** 13'7 x 11'0 (4.14m x 3.36m)

**Utility Room:** 7'4 x 5'8 (2.24m x 1.73m)

### FIRST FLOOR

Landing

**Bedroom 1:** 11'7 x 11'5 (3.53m x 3.48m)

**Ensuite Toilet**

**Bedroom 2:** 13'8 x 9'2 (4.17m x 2.80m)

**Bedroom 3:** 11'2 x 7'5 (3.41m x 2.26m)

**Bedroom 4:** 9'8 x 8'5 (2.95m x 2.57m)

**Family Shower Room**

### OUTSIDE

**Front & Rear Gardens**

**Off-Road Parking**





## Main features

- A fantastic family home in the popular Malling area of this historic county town
- Open plan living space with plenty of room for a dining table & chairs
- Utility room, cloakroom, ensuite toilet & family shower room
- Delightful views to the rear across fields
- Walking distance to Malling primary school, local shop & playing fields nearby



### Nearest Schools

Primary Schools: South Malling CofE Primary 0.3 miles, Western Road Community Primary 1.8 miles, Hamsey Community Primary 1.8 miles. Secondary Schools: Lewes Old Grammar School 1.6 miles, Priory School 1.9 miles, Ringmer Community College 2.8 miles



### Transport Information

Train Stations: Lewes 1.5 miles, Cooksbridge 3.9 miles, Glynde 4.2 miles



### Address

The Meadows, Lewes, East Sussex, BN7



### Directions

For directions to this property please contact us.





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Call Lewes Branch (01273) 471231 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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