



£450,000 O.I.R.O.

70 Queens Road, Lewes, East Sussex, BN7 2JG

**MANSELL
McTAGGART**
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The property...

Entrance Hall- Stairs to first floor, door to: -

Living Room- A bright southerly facing room with generous front aspect double glazed window, door to: -

Kitchen/Breakfast Room- Fitted with a range of wood fronted wall and base cupboards with contrasting working surfaces, breakfast bar, cupboard under stairs, rear aspect double glazed window and door to rear garden.

First Floor

Bedroom- A bright room with 2x southerly facing double glazed windows.

Bedroom- A good size double room with double glazed window overlooking the rear garden.

Bedroom- A small room with front aspect double glazed window.

Bathroom- Modern white suite comprising a panel enclosed bath with mixer taps and shower attachment, shower screen, wash hand basin, low level w.c., rear aspect double glazed window.

Top Floor

Bedroom- A great attic room with double glazed window overlooking the rear garden and roof window to front.

Bedroom- Rear aspect double glazed window overlooking the rear garden.





Outside...

Front Garden- Laid to lawn with path to the front door, side access passage.

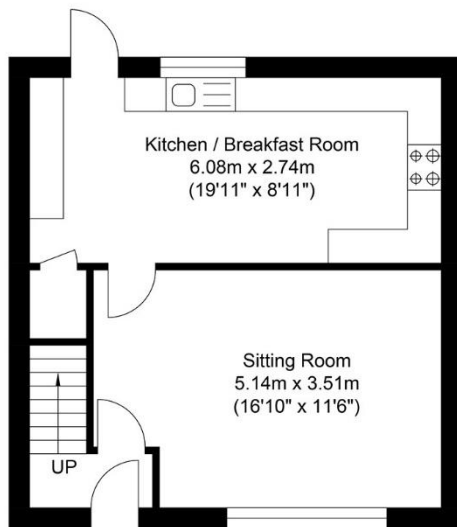
Rear Garden- A generous size, larger than average garden mainly laid to lawn with area of patio, all enclosed by panelled fencing.

Garden Studio- A good size timber constructed studio with front aspect glazed windows and doors.

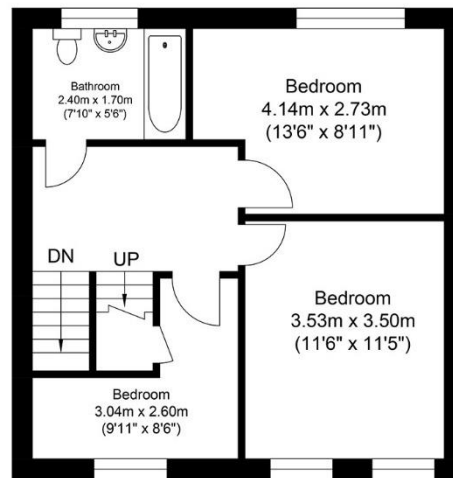
Tenure - Freehold
EPC rating - C
Council tax band - C



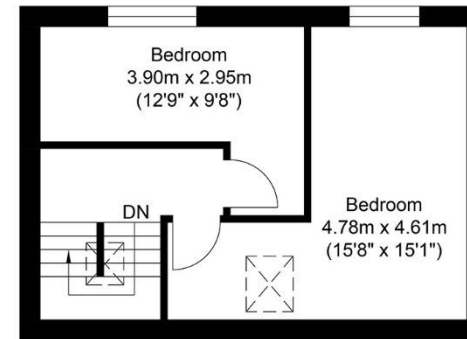
**For further enquiries or to arrange a viewing
please contact the office on 01273 407929**



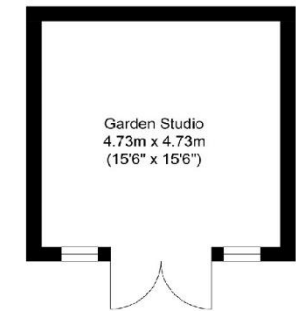
Ground Floor
Approximate Floor Area
415.59 sq ft
(38.61 sq m)



First Floor
Approximate Floor Area
415.59 sq ft
(38.61 sq m)



Second Floor
Approximate Floor Area
293.42 sq ft
(27.26 sq m)



Outbuilding
Approximate Floor Area
240.78 sq ft
(22.37 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 104.48 sq m / 1124.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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