



£475,000 O.I.E.O

13 Hillyfield, Lewes, East Sussex, BN7 1LA

**MANSELL  
McTAGGART**  
Trusted since 1947

## The property...

---

Situated at the end of a cul de sac in the popular Winterbourne area of Lewes. The property is presented as a 4 Bedroom home with a ground floor double bedroom with independent access to the front garden and street.

**Entrance Hall** - doors to principal rooms.

**Sitting Room** - A generously sized Sitting Room which opens into a modern conservatory. Views onto Garden, wood style floors, fireplace, stairs to first floor.

**Conservatory** - modern built conservatory with double glazed windows to three sides and a double glazed roof. Door to garden.

**Kitchen** - Fitted Kitchen with a range of wall and base units comprising of cupboards and drawers. Space for appliances, window to the front.

**Ground Floor Bedroom** - Bedroom 4 is a Double Bedroom which can be accessed from the entrance hall or independently from the front garden.

**EnSuite Wet Room** - modern style accessible wet room with shower, wc and wash hand basin.

First Floor

**Bedroom 1** - Double Bedroom with wood style floor, generous window to the front with views over street.

**Bedroom 2** - Double Bedroom with wood style floors, fitted wardrobes. Views over garden and treetops to the rear.

**Bedroom 3** - Views over garden and treetops to the rear.

**Family Shower Room** - Shower enclosure wc and wash hand basin.





## *Outside and Location.....*

---

**Rear Garden** – Steps lead down from the conservatory to a levelled decked terrace enclosed by fenced and hedged borders.

Hillyfield is located within the popular Winterbourne area with a local convenience store and Recreation Ground just around the corner. It is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, and Eastbourne. Hillyfield also features direct access onto the Southdowns.

The Winterbourne area is served by a local bus service into the town centre and the property is a short walk to bus stops with regular services to Brighton.

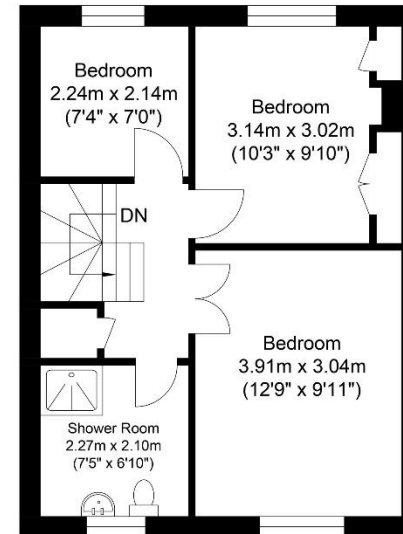
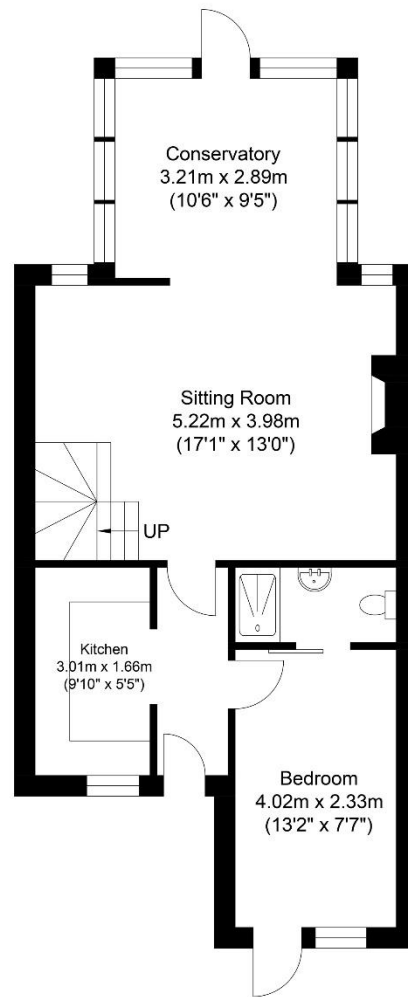
**Tenure – Freehold**

**EPC rating –**

**Council tax band –**

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





Ground Floor  
Approximate Floor Area  
556.81 sq ft  
(51.73 sq m)

First Floor  
Approximate Floor Area  
398.37 sq ft  
(37.01 sq m)

Approximate Gross Internal Area = 88.74 sq m / 955.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL  
McTAGGART**  
Trusted since 1947