



£575,000 freehold

East Way, Lewes, East Sussex, BN7 1NG

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Overview...

A superb opportunity to purchase a 3 Bedroom Family Home backing onto the South Downs.

Whilst the property is well presented throughout, featuring a modern Kitchen, the property also offers the opportunity to extend to the rear or perhaps complete a loft conversion, much like neighbouring properties, all subject to the usual permissions.

Located at the top of the Nevill area of Lewes the property boasts impressive far reaching views across the Lewes townscape and onto the South Downs. Outside we find a generously sized rear garden of a Westerly aspect which features a gate leading directly onto the South Downs National Park.

Viewings are highly recommend to understand the position and potential of this property.



The property...

Approach – A garden gate opens to a path leading through the front garden and to the front door.

Entrance Hall – Stairs lead up to first floor and doors open to principal rooms.

Sitting Room – Measuring a generous 16'3 x 14'4 the dual aspect Sitting Room features views over both the front and rear gardens. Fireplace with Woodburning Stove inset and fitted shelves and cupboards to both sides.

Kitchen – Modern fitted kitchen finished in a matte grey colour complimented by stone look worksurfaces and tiled splashbacks. Space for appliances and views onto rear garden. Cupboard with double doors understairs. Door opens to rear garden where a brick built store is attached to the rear of the property.

Bathroom – A ground floor bathroom featuring a modern white suite comprising of a bath with shower over and glass screen. Low level W.C. Wash hand basin set into a vanity unit. Modern tiled surrounds.

First Floor Landing – Doors to principal rooms. Window to rear aspect with views onto the South Downs and over the rear garden.

Bedroom 1 – Feature floor to ceiling window making the most of the views over the rear garden and onto the South Downs. Further window to the front with views over the Lewes townscape and South Downs in the distance.





Property and Outside...

Bedroom 2 – Double Bedroom with a pair of windows to the front with far reaching views across the Lewes townscape and the South Downs. Fitted wardrobe.

Bedroom 3 – Window to the rear with views over garden and the South Downs.

Front Garden – Cottage style garden with a variety of plants and shrubs and young trees. Pathway to gated side access.

Rear Garden – A generously sized rear garden which backs directly onto the South Downs National Park. The Westerly aspect makes the most of the sun. The garden is mostly laid to lawn with mature plants and shrubs and is enclosed by fenced borders. The garden features a delightful Summer House making the most of the views and the setting sun, with a patio area in front and a further separate patio provides space for dining.





Location...

East Way is located at the top of the popular Nevill area of Lewes and the property has the enviable benefit of backing directly onto the South Downs National Park.

The Nevill development benefits from two local convenience shops, a local bus service providing services to the town centre, a local recreation field with children's playground. The area also boasts excellent scenic walks across the South Downs.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Historic Lewes town centre boasts an array of shops, restaurants, cafes and public houses, along with The Depot Cinema, leisure centre and Mainline Railway Station with direct services to London, Brighton and Eastbourne.

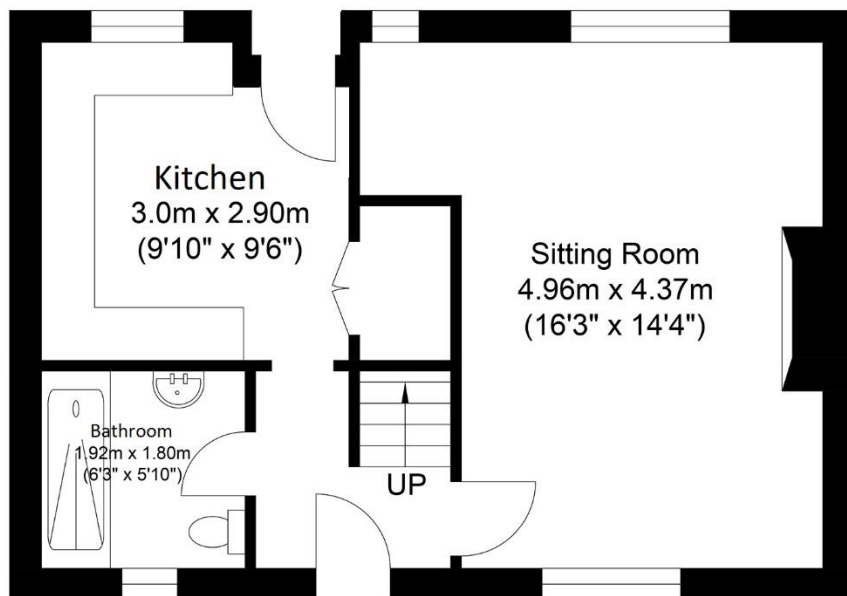


Gas central Heating - Double Glazing.

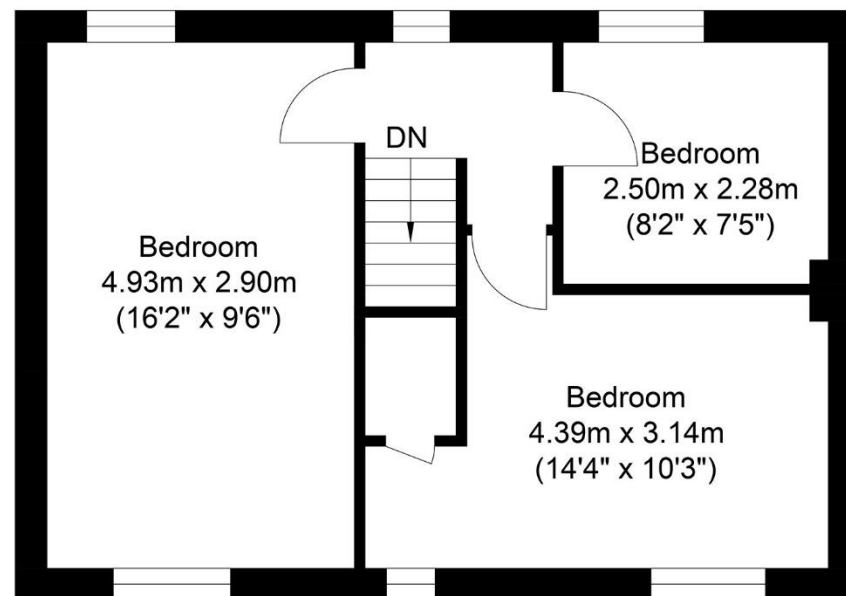
EPC Rating - E

Council Tax Band - C

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



Ground Floor
 Approximate Floor Area
 393.52 sq ft
 (36.56 sq m)



First Floor
 Approximate Floor Area
 393.52 sq ft
 (36.56 sq m)

Approximate Gross Internal Area = 73.12 sq m / 787.05 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
 email: lewes@mansellmctaggart.co.uk
 web: mansellmctaggart.co.uk

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