



£1,250,000-£1,350,000 guide price
21 The Avenue, Lewes, East Sussex, BN7 1QS

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A fantastic opportunity to acquire a wonderful family home in the exclusive Avenue in the Wallands area of Lewes.

This detached 6 Bedroom property sits in a slightly elevated position making the most of the views over to Lewes Castle and benefits from a generously sized rear garden and a Garage.

The property offers potential to update and extend and boasts many original and character features such as fireplaces, a parquet floor, picture rails, panelled doors and exposed floorboards.

The generously proportioned accommodation comprises of an impressive Entrance Hall, Drawing Room with open fire, a lovely Sitting Room with views over the garden, a Dining Room which leads to the Kitchen and also a Utility Room and Cloakroom.

Upstairs we find 5 Bedrooms and the Family Bathroom. The smaller bedroom leads itself to become an EnSuite or Dressing Room to the master, with both boasting magnificent views to Lewes Castle. And a further sixth Double bedroom is located on the second floor with development opportunities, stpp, from a walk in loft.



The property...

Approach – A garden gate opens to reveal a brick laid pathway which passes through the front garden and leads to the original front.

Entrance Hall – An impressive entrance hall with original staircase and balustrade leading to first floor. Underfoot is a gorgeous parquet floor laid in a herringbone pattern. Original paneled doors to principal rooms. Door to Cupboard.

Drawing Room – A generously proportioned room with bay window enjoying views over the pretty and elevated front garden and onto Lewes Castle. The room boasts many character features including an open fireplace with timber mantel and surround and picture rails.

Sitting Room – Measuring a generous 20ft x 17ft the triple aspect room enjoys views and access over the rear garden. 5 windows fill the room with an abundance of natural light and a fireplace provides a focal point.

Dining Room – Picture window with side aspect. Fitted cupboard into chimney recess, serving hatch and door to Kitchen Breakfast Room.

Kitchen Breakfast Room – Dual aspect room enjoying views over the garden. Fitted cupboards comprising of a range of cupboards and drawers. Glazed door to rear lobby which leads to the Garden and Utility Room.

Utility Room – Fitted cupboards and work surface with stainless steel sink. Space for appliances and views over rear garden.

Ground Floor Cloakroom – Located off of the Entrance Hall. The suite comprises of a wc and wash hand basin set into a vanity unit. Window to the side.

First Floor Landing – Original paneled doors to principal rooms. Door reveals stair case leading to Second Floor. Understairs Cupboard. Window over stairs to side aspect.



The property...

Bedroom 1 – An impressive bedroom with magnificent views over the townscape and onto Lewes Castle. The bedroom boasts exposed floorboards, picture rails and bay window with front aspect. A paneled door then opens to Bedroom 6 / Dressing Room / Nursery.

Bedroom 6 – Located next to the principal bedroom and with an intercommunicating door the bedroom offers excellent potential as a Dressing Room, EnSuite Bathroom or as a children's Nursery. Benefitting from wonderful views of Lewes Castle.

Bedroom 2 – A generous double bedroom boasting triple aspect views over the garden.

Bedroom 3 – Another double bedroom with window to side aspect.

Bedroom 5 – A further double bedroom with glorious views over the rear garden.

Bathroom – Suite comprising of panel enclosed bath, wc and separate shower enclosure. Tiled surrounds and window to rear.

Cloakroom – Suite comprising of wc and wash hand basin with tiled surrounds.

Boiler Room – Housing gas fired central heating boiler and hot water cylinder. The room makes a useful linen cupboard. Window to rear.

Second Floor Landing – Exposed floorboards. Door to Bedroom 4 and Door to Walk In Loft.

Bedroom 4 – A generous double bedroom with fireplace and two windows with side aspect. Exposed floorboards.

Walk In Loft – unmeasured but subject to the necessary consents we feel the space has potential for further development into accommodation.





Location...

The Avenue is a rarely available but highly desirable street located in the heart of the Wallands area of Lewes. The Avenue is a wide road typically comprising of traditional Edwardian Detached and Semi-Detached homes. The property is almost opposite the entrance to The Paddock, a public green space and recreation field.

The popular location is just a 7 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just an 11 minute walk away (Source Google Maps) and offers direct services to London and Brighton.

Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.



Outside...

Garage- A detached garage with power point and light. Garage door and window to rear.

Rear Garden – A true feature to the property the garden is of an enviable size and has been landscaped to primarily provide two areas. The first area is adjacent to the property and is mostly laid to lawn with a mature winter flowering cherry tree, and established plants and shrubs, summer house and garden shed. The garden then leads through a gate within an established evergreen hedge where a pathway leads under a pergola walkway passing a second area of lawn, raised beds, greenhouse and further garden shed.

Front Garden – A raised front garden with pathway to front door and to garage. Mature tree and pathway leading to the side and onto the rear garden.

EPC rating – TBC

Council tax band – G

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

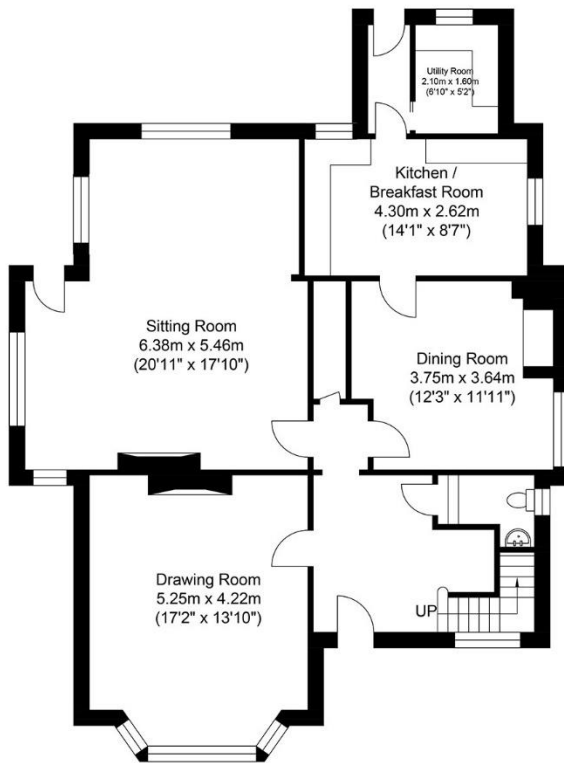




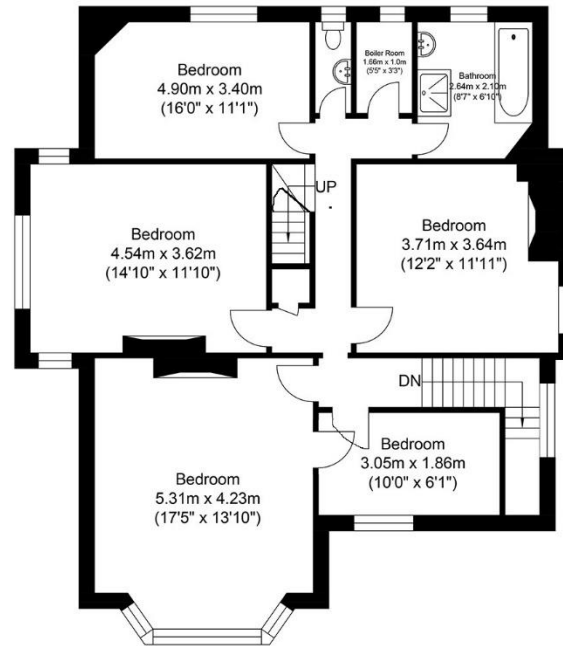
Directions...

Located in one of the most desirable roads within the Wallands area of Lewes, situated opposite The Paddock.

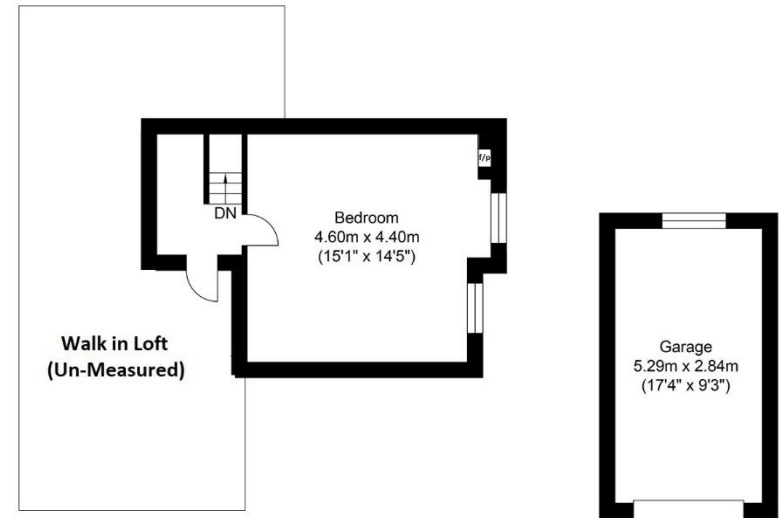
Property Postcode. BN7 1QS



Ground Floor
Approximate Floor Area
1085.0 sq ft
(100.80 sq m)



First Floor
Approximate Floor Area
1025.47 sq ft
(95.27 sq m)



Second Floor
Approximate Floor Area
256.71 sq ft
(23.85 sq m)

Garage
Approximate Floor Area
161.67 sq ft
(15.02 sq m)

Approximate Gross Internal Area (Excluding Garage) = 219.92 sq m / 2367.19 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

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