



£1,000,000 – £1,100,000 guide price

38 The Avenue, Lewes, East Sussex, BN7 1QU

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# Overview...

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An exciting opportunity to purchase a 4 Bedroom Family Home with extensive gardens in the favoured Wallands area of Lewes. The property features a traditional garden but also an enviable second garden which measures almost three times the size of the original garden.

The character home boasts magnificent views of Lewes Castle and the South Downs National Park and is within an easy 10 minute walk to Lewes High Street.

The property features a Modern Kitchen Diner with Utility Room, an extended dual aspect Sitting Room with fireplace, a ground floor cloakroom, and upstairs we find 4 good size Bedrooms and modern Family Bathroom and a further Shower Room.

Viewings are highly recommended.

Gas Central Heating - Solar PV generating electricity



# The property...

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**Approach** – Pathway through modest, walled front garden leads to front door.

**Entrance Hall** – Doors to principal rooms, numerous fitted cupboards. Stairs with handrail and painted balustrade to first floor.

**Kitchen / Dining Room** – Modern fitted kitchen in a sage colour incorporating a breakfast bar and complimented by white coloured worksurfaces. Integral appliances and stainless-steel sink. Window and door to the side and oak wood floors which continue into dining area. Dining Area with beautiful bay window comprising of four sashes with impressive views along The Avenue and onto Lewes Castle. Picture rail and door to Entrance Hall.

**Utility Room** – Modern fitted cupboards, kitchen sink, window to the side.

**Sitting Room** – An extended dual aspect Sitting Room with oak wood floors, Patio doors to garden, picture rail and bespoke fitted furniture. Feature Fireplace with timber mantel and surround.

**Cloakroom** – Modern white suite comprising of wc and wash hand basin set into a vanity unit with a pretty tiled splashback.

**First Floor Landing** – Doors to principal rooms and stairs continue to second floor.

**Bathroom** – Modern white suite comprising of a bath with shower over, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, heated towel rail and window to side.





## Property...

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**Bedroom 1** – A pair of windows with rear aspect and beautiful views over garden and onto the South Downs in the distance. Picture rail.

**Bedroom 2** – Three Sash windows with views onto The Avenue and extending to the Castle. Picture rail.

**Bedroom 4** – Window to the side and fitted wardrobes and desk.

**Second Floor Landing** – Window to the rear, eaves storage cupboards and doors to principal rooms.

**Shower Room** – Modern bathroom suite, comprising of a generously sized shower enclosure with glass screen door, wc and wash hand basin set into a vanity unit. Simple and clean white tiled surrounds with a mosaic border. Conservation roof window.

**Bedroom 3** – Another double bedroom, roof window to the front with impressive far reaching views across the townscape, Lewes Castle and the South Downs.



## Outside and Location...

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**Garden** – The garden is a hidden gem boasting a sunny Westerly facing traditional garden with a further extensive, 'secret' garden. The first part of the garden is accessed from the Sitting Room and features a paved patio and is otherwise laid to lawn, with mature plants and shrubs. The garden feels private and is not overlooked from the rear. Gated access to the side. A pathway then leads through the garden and an opening in the garden wall enters into an enviable 'second' garden. This area of garden is of a generous size, measuring almost three times the size of the original garden. The garden is laid to lawn and enclosed by mature plants shrubs, bushes and trees.

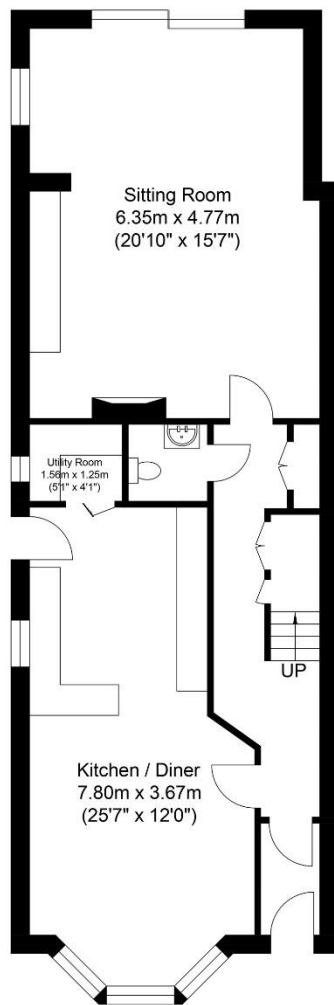
The Avenue is a rarely available but highly desirable street located in the heart of the Wallands area of Lewes. The Avenue is a wide road typically comprising of traditional Edwardian Detached and Semi-Detached homes. The property is in a tucked away position and within easy access to Baxters Field, a public accessible green space and recreation field.

The popular location is just a 10 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.

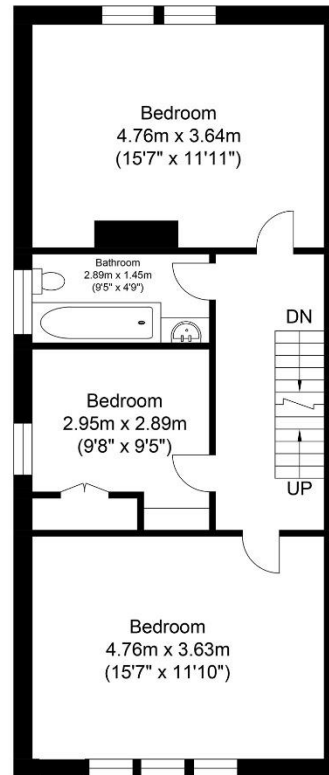
Lewes Mainline Railway Station is within walking distance being just an 17 minute walk away (Source Google Maps) and offers direct services to London and Brighton.

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

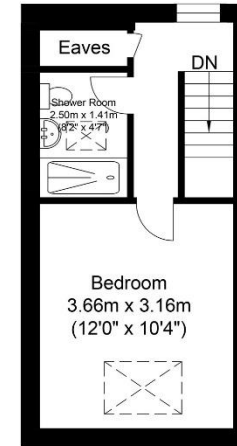




Ground Floor  
Approximate Floor Area  
761.22 sq ft  
(70.72 sq m)



First Floor  
Approximate Floor Area  
613.32 sq ft  
(56.98 sq m)



Second Floor  
Approximate Floor Area  
245.63 sq ft  
(22.82 sq m)

Approximate Gross Internal Area = 150.52 sq m / 1620.18 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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