



£525,000 - £550,000 guide price

9 Prince Charles Road, Lewes, East Sussex, BN7 2HY

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# Overview...

A vastly improved and extended family home in the popular South Malling area of Lewes. The property has been refurbished to provide for modern family living with flexible accommodation.

There is an extremely generously sized open plan Living Kitchen Dining Room, boasting a wood burning stove, an impressive roof light and expanse of bi-fold doors. Completing the ground floor accommodation are 2 Double Bedrooms and a modern Shower Room.

Upstairs there are two further double Bedrooms and a modern Family Bathroom. Upstairs enjoys far reaching views over the South Downs and Ashdown Forest.

Outside there is ample Off Street Parking and a generously sized rear garden.

Subject to the necessary permissions and consents we do feel there is potential to further extend if desired.





# The property...

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**Entrance Hall** – Stairs rise to first floor landing. Oak panelled doors to principal rooms.

**Open Plan Living Kitchen Dining Room** – Measuring an extremely generous 27'9 x 20'5.

**Sitting Room** – An impressive expanse of Bi-Fold doors which open to the garden and a generously sized roof light helps fill the room with an abundance of natural light. Feature fireplace with wood burning stove inset. Wood floors and recessed spotlights. Internal Hall to ground floor Bedrooms and Shower Room and Open Plan to;

**Kitchen Breakfast Room** – Modern fitted kitchen in a gloss white and complimented by real wood worksurfaces. The kitchen incorporates a breakfast bar into the design and features double doors providing views and access to the garden.

**Ground Floor Shower Room** – Modern suite comprising of a shower enclosure, wc and wash hand basin. Heated towel rail.

**Ground Floor Bedroom 3** – Window to the front with views over Prince Charles Road. Fitted Wardrobe.

**Ground Floor Bedroom 4** – Window to the front with views over Prince Charles Road.

**First Floor Landing** – Oak panelled doors to principal rooms. Window to side aspect with far reaching views.

**Bathroom** – Modern suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin. Tiled walls. Window to rear.







## *Property and Outside...*

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**Bedroom 1** – A double bedroom with a pair of windows to the front with elevated views. Fitted wardrobe.

**Bedroom 2** – A double bedroom with far reaching views over the South Downs and Ashdown Forest in the far distance. Fitted wardrobes with sliding doors.

**Garden** – A generously sized garden with a raised decked terrace adjacent to the property providing a space for alfresco dining and entertaining. The remaining garden is mostly laid to lawn and enclosed by fenced boundaries.

**Driveway** – Brick laid and providing ample off street parking.

**Notes:** Whilst the property has been heavily extended, subject to the necessary consents and permissions, we do feel there is further scope to extend to the side of the property on the first floor. This could allow for further first floor bedrooms and or bathrooms if desired.







## Location...

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Prince Charles Road is located in the popular South Malling area of Lewes and benefits from easy access to the South Downs National Park, a large recreation field and children's playground and local convenience store.

The High Street is a 21 minute walk away (source google maps) Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

The area boasts a local convenience shop, a community centre, which can be hired for events, and is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

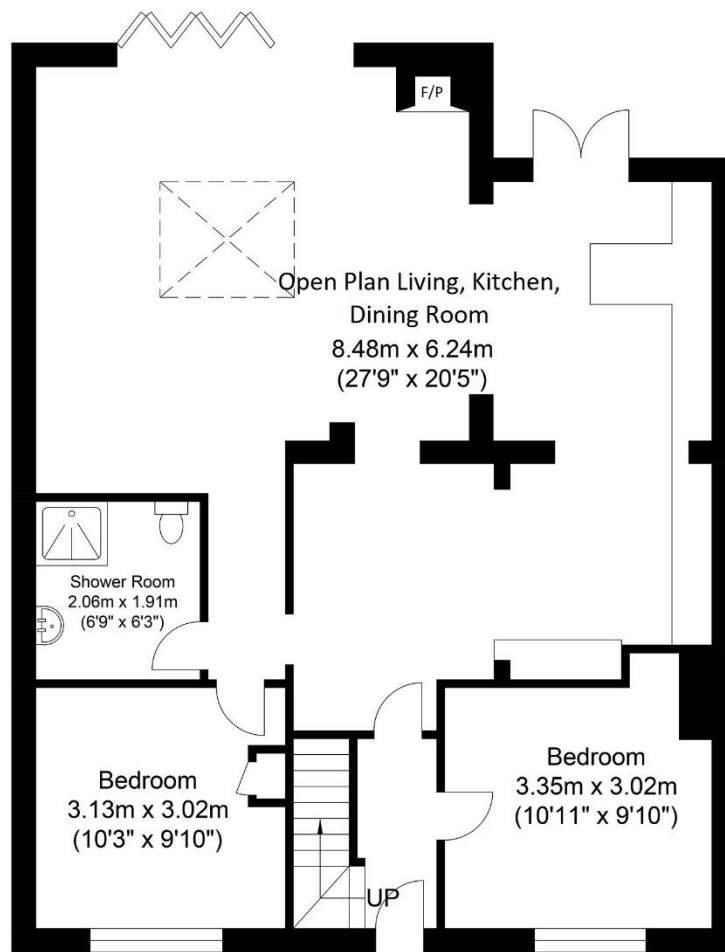
South Malling Primary School is within striking distance and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.



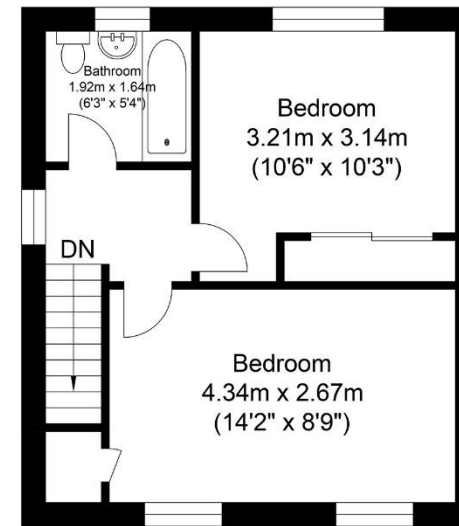
Tenure – Freehold  
Gas central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – C



Ground Floor  
Approximate Floor Area  
939.04 sq ft  
(87.24 sq m)



First Floor  
Approximate Floor Area  
327.0 sq ft  
(30.38 sq m)

Approximate Gross Internal Area = 117.62 sq m / 1266.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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