



£475,000 - £500,000 guide price

20 Spences Field, Lewes, East Sussex, BN7 2HH

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Overview...

A superb example of a modern townhouse with far reaching views over the Lewes Townscape, Castle and South Downs.

The wonderfully light and bright 4/5 Bedroom property boasts flexible and adaptable accommodation arranged over 3 floors.

The ground floor provides a modern Shower Room, ground floor Bedroom and a ground floor Reception/Bedroom. The first floor makes the most of the views and is presented as a stunning open plan Living, Kitchen, Dining Room with views to the front and over the rear garden. The top floor has 3 Bedrooms each with fitted wardrobes and a gorgeous Family Bathroom.

Outside there is a fair-sized patio which leads onto a terraced garden. The property also provides Off Street Parking to the front.

Viewings Recommended.



The property...

Entrance Hall – Stairs rise to first floor landing. Understairs cupboard and further Utility Cupboard housing space for washing machine. Panelled doors to principal rooms. Door to Garden.

Ground Floor Reception – A flexible and adaptable room boasting exposed brick feature wall and views to the front. Fitted cupboards.

Ground Floor Bedroom – A comfortable double bedroom with views over garden.

Ground Floor Shower Room – Modern suite comprising of shower enclosure, wc and wash hand basin. Modern tiled walls. Window to rear.

First Floor Landing – Two panelled doors open to;

Open Plan Living Kitchen Dining Room – Measuring an extremely generous 28'6 x 15'3.

Kitchen / Dining Room – Modern fitted kitchen comprising of a range of wall and base units with cupboards and drawers. The kitchen features black granite worksurfaces and enjoys views over the rear garden. Space for range oven. Exposed floorboards. Completely open plan to;

Sitting Room – A pair of windows to the front with views over the Lewes townscape, Castle and South Downs. Exposed floorboards and door to stairs to;

Second Floor Landing – Doors to principal rooms. Fitted cupboard.





Property and Outside...

Bedroom 1 – A generously sized double bedroom with impressive views over the Lewes townscape, Castle and South Downs. Fitted wardrobes.

Bedroom 2 – A comfortable double bedroom with fitted wardrobes and views over the rear garden.

Bedroom 3 – A comfortable single bedroom with fitted wardrobe and views over the townscape, Castle and South Downs.

Bathroom – A gorgeous bathroom boasting a clean white suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin set into vanity storage. The white suite is complimented by modern black taps and sanitary ware. Fitted mirror and window to the rear.

Garden – A terraced garden with a fair size patio adjacent to the property. Steps with gate then lead up meandering through the garden passing numerous flower beds finishing at the upper terrace which offers potential for further landscaping.



Location...

Driveway – Providing Off Street Parking.

Spences Field is a cul de sac located in the popular South Malling area of Lewes

The area boasts a local convenience shop, a community centre, which can be hired for events, a large recreation ground with childrens playground 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.

Scenic walks across the South Downs National park a short walk away via Mill Road and also Wheatsheaf Gardens and a pleasant walk along the old railway line at Malling Brooks is easily accessible.

The High Street is a 17 minute walk away (source google maps)

Lewes boasts a Mainline Railway Station with direct services to London, Brighton and Gatwick. The historic High Street caters for an array of shops, public houses and restaurants and is home to The Depot Cinema.

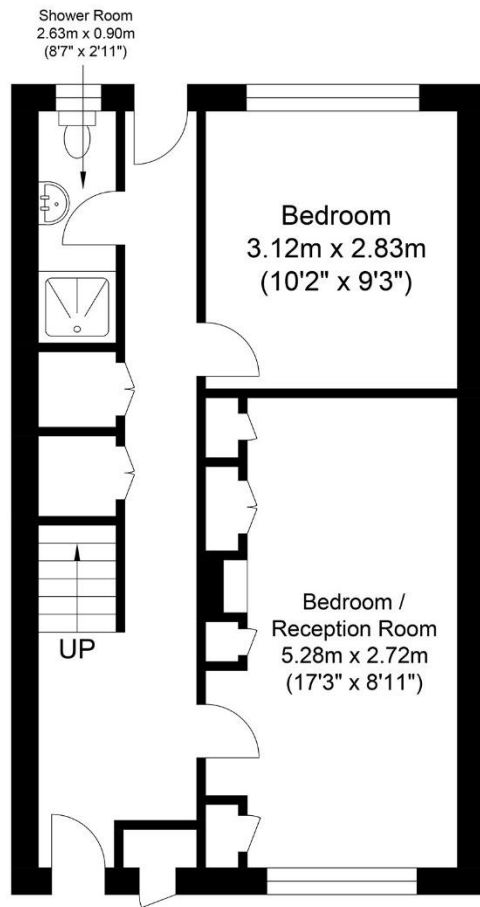
Tenure - Freehold

Gas central Heating - Double Glazing.

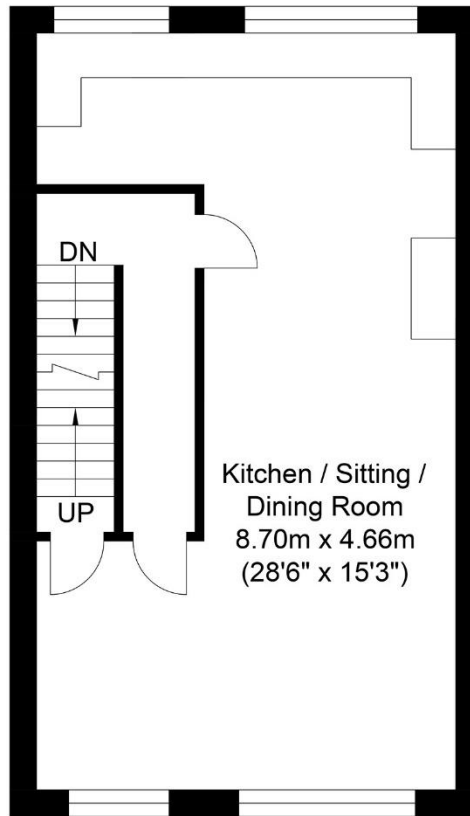
EPC Rating - D

Council Tax Band - C

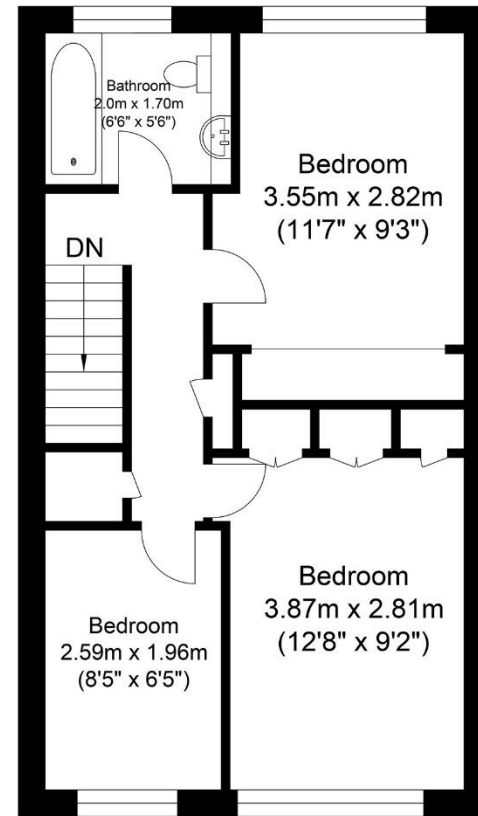




Ground Floor
Approximate Floor Area
430.98 sq ft
(40.04 sq m)



First Floor
Approximate Floor Area
430.98 sq ft
(40.04 sq m)



Second Floor
Approximate Floor Area
430.98 sq ft
(40.04 sq m)

Approximate Gross Internal Area = 120.12 sq m / 1292.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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