



£425,000 guide price

27 Landport Road, Lewes, East Sussex, BN7 2SX

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# Overview...

A great opportunity to purchase this much improved and extended 4 Bedroom Family Home which is well set back from the road and close to direct riverside and open country access.

This beautifully presented home offers well planned family accommodation with a contemporary re-fitted kitchen/breakfast room, modern white fitted bathroom and spacious living room with direct garden access and double glazed conservatory overlooking the larger than average rear garden.

On the first floor are three bedrooms and a cloakroom/w.c. while the top floor loft conversion houses a super dual aspect master bedroom offering lovely views and a modern white fitted ensuite shower room.

Outside the property is well set back from the road and boasts a larger than average sunny rear garden with gated side access.



# The property...

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**Entrance Hall-** Stairs to first floor.

**Kitchen/Breakfast Room-** A beautifully presented room comprehensively refitted with a range of contemporary Hi-Gloss fronted wall and base cupboards, modern composite working surfaces with inset sink and adjacent mixer tap, matching gas hob with contemporary cooker hood over, integrated double oven, fridge/freezer, washing machine and dishwasher, tiled splash areas and tiled floor, breakfast bar and front aspect double glazed window.

**Living Room-** A lovely room with door opening onto the rear garden, attractive laminated flooring, double glazed double doors opening into-

**Conservatory-** A good sized double glazed conservatory overlooking the rear garden with matching double doors opening onto the patio, attractive laminated flooring.

**Bathroom-** Fitted with a modern white suite comprising a panel enclosed bath with mixer tap and shower attachment over, glazed shower screen and tiled surround, pedestal wash hand basin with chromed taps low level w.c., tiled floor and front aspect obscured double glazed window.

**First Floor Landing-** Dual aspect double glazed windows, stripped spindles and hand rail, stairs to top floor.

**Bedroom-** A generous double room with rear aspect double glazed window overlooking the garden.

**Bedroom-** A good size double room with front aspect double glazed bay window, distant views.





## *Property and Outside...*

**Bedroom-** Dual aspect double glazed windows, built-in cupboard.

**Cloakroom/W.C.-** White low level w.c., matching wash hand basin with tiled splash area.

**Top Floor Bedroom-** A lovely bright room with front aspect "Velux" window and good size rear aspect double glazed window overlooking the rear garden, eaves storage.

**Ensuite Shower Room-** Fitted with a modern white suite comprising a double shower cubicle with tiled surround and sliding glass doors, pedestal wash hand basin, low level w.c., tiled walls, side aspect double glazed window.

### OUTSIDE

**Front Garden-** Laid to lawn with pathway to front door.

**Rear Garden-** A good size garden, mainly laid to lawn and enclosed by close boarded fencing, area of paved paton, summer house and timber shed.





## Location...

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**Landport Road** is located towards the bottom of the Landport area of Lewes, boasting easy access to the local countryside and woods. Close by is a farm track which leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.

Lewes benefits from a mainline Railway Station offering direct services to London and Brighton



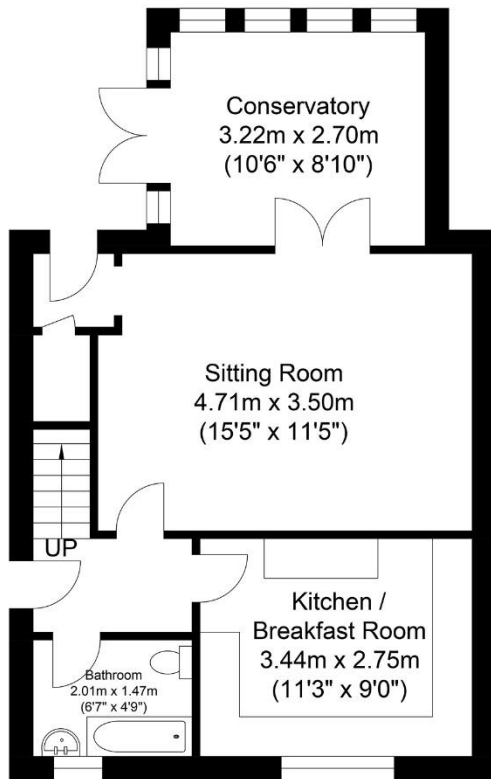
Tenure - Freehold

Gas central Heating - Double Glazing.

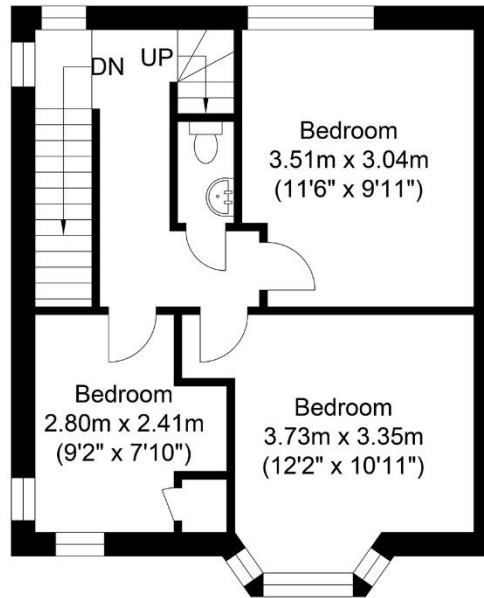
EPC Rating - D

Council Tax Band - B

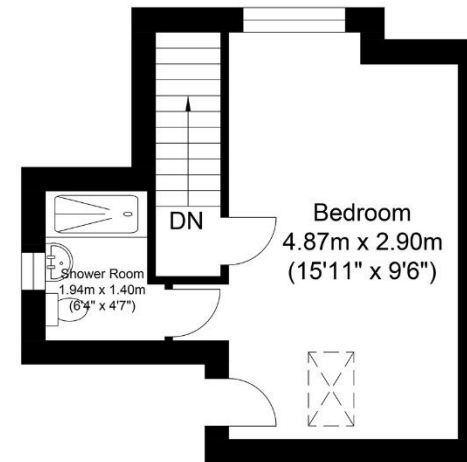
**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



Ground Floor  
Approximate Floor Area  
476.41 sq ft  
(44.26 sq m)



First Floor  
Approximate Floor Area  
387.60 sq ft  
(36.01 sq m)



Second Floor  
Approximate Floor Area  
222.27 sq ft  
(20.65 sq m)

Approximate Gross Internal Area = 100.92 sq m / 1086.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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