



£1,600,000 offers in excess of
14 The Avenue, Lewes, East Sussex, BN7 1QT

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

An impressive, individually designed, five bedroom detached residence in one of Lewes' most sought after roads.

This 3,000 sq ft Arts and Crafts style house was designed by the Sussex architect Roland Hawke Halls in 1913 and boasts a wealth of charm and character, featuring fireplaces, paneled doors, exposed floorboards and picture rails.

The property enjoys a generously sized, Southerly Facing garden, which backs directly onto Baxters Field, offering far reaching views over this green space.

The ground floor accommodation briefly comprises of a Drawing Room, an impressive Reception Hall, Sitting Room, Further Reception, and both Primary and Secondary Kitchens. Upstairs there are 5 Double Bedrooms, many boasting far reaching views across Baxters Field and the Lewes Townscape and 2 Family Bathrooms.

Whilst already a substantial family home the property appears to offer further potential for development within the loft, stpp. The loft space is extensive and in most part offers superb height.



The property...

Approach – Flagstone pathway leads through a landscaped front garden with topiary hedges.

Portico – open to one side with windows to the front and featuring decorative brick work and quarry tiled floor.

Reception Hall – An impressive Reception Hall with views that lead you into the garden and overlook Baxters Field beyond. The room boasts many character and original features such as the front door, exposed floorboards, paneled doors and staircase with exposed wooden handrail and balustrade.

Drawing Room – A splendid dual aspect reception with intricate ceiling cornices, picture rails and feature stone built fireplace with. The reception room boasts a bay window to the rear making the most of the views which extend over the garden and onto Baxters Field beyond.

Dining Room / Sitting Room – A more relaxed reception boasting those magnificent views over Baxters Field. The room features exposed floorboards, picture rails and a delightful Oriel Window complete with petite window seat.

Further Reception Room – A cozy reception with exposed floorboards, fitted cupboard and views over the garden and Baxters Field.

Primary Kitchen – A more recently updated kitchen comprising of an array of cupboards and drawers and Pantry cupboards, all complimented by wooden worksurfaces and simple white tiled splashbacks. Windows provide views to the front garden and a door provides access.

Secondary Kitchen – A dual aspect kitchen with an array of cupboards and drawers and views over the front garden. Quarry tiled floor. Space for kitchen appliances and space for a sizable Breakfast table and chairs.

Cloakroom – White suite comprising of wc and wash hand basin. Window to the side and quarry tiled floor.



The property...

Internal Hall – exposed wood floors and panelled doors to principal rooms. Secondary stairs rise to first floor. Door and window to side providing access outside.

Primary First Floor Landing – Wooden handrail and balustrade, complete with decorative acorns to the mule posts. Feature window with family crest to the front. Exposed floor boards, panelled doors and numerous fitted cupboards.

Bedroom – A generously sized double bedroom with magnificent elevated views over Baxters Field and the townscape beyond. Fitted wardrobes.

Bedroom – A double bedroom with magnificent, elevated views over Baxters Field and the townscape beyond. Fitted wardrobes.

Bedroom – A further double bedroom with exposed floorboards, picture rails and delightful views over the front garden.

Bathroom – Suite comprising of a bath with shower over, and wash hand basin set into a vanity unit. Mostly tiled walls with original tiles and with pattern inset. Window to the front

Cloakroom – Separate cloakroom with suite comprising of wc. Window with side aspect.

Secondary Landing – Doors to principal rooms. Window to the side.

Bedroom – Measuring an envious 18'6 x 17'8 the dual aspect bedroom enjoys magnificent views over Baxters Field and the Lewes townscape.

Bedroom – Enjoying views over the front garden this generously sized bedroom also features exposed floorboards and fitted wardrobes.

Bathroom – A modern bathroom suite comprising of bath with shower over, wash hand basin set into a vanity unit and simply white tiled surrounds

Cloakroom – Modern white suite comprising of wc. Window to the side.





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 in a private 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 a 14 minute walk away (Source Google Maps) and offers direct services to London, Gatwick 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 – Detached garage located to the front of the property. Modern garage door, window to the side and pedestrian door to the rear.

Drive – Providing Off Street Parking in front of the garage.

Front Garden – A formal garden with topiary evergreen hedges. A flagstone pathway leads to the front door. The garden is otherwise laid to lawn and wraps around to the side and into the rear garden.

Rear Garden – A true asset to the property is the Southerly facing garden which backs directly on Baxters Field providing a far reaching view across the field. The garden is of a particularly generous size and is arranged over two terraces both mainly laid to laid with a pretty veranda to the rear of the property. There is a spectacular Magnolia tree and the garden enjoys vies onto Lewes Castle.

Title – Freehold

EPC Rating - E

Council Tax Band - G

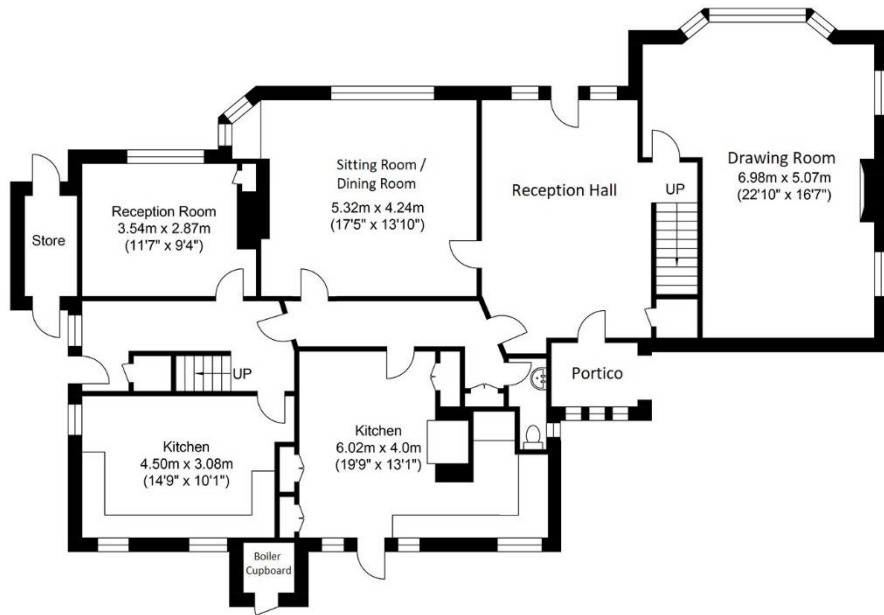




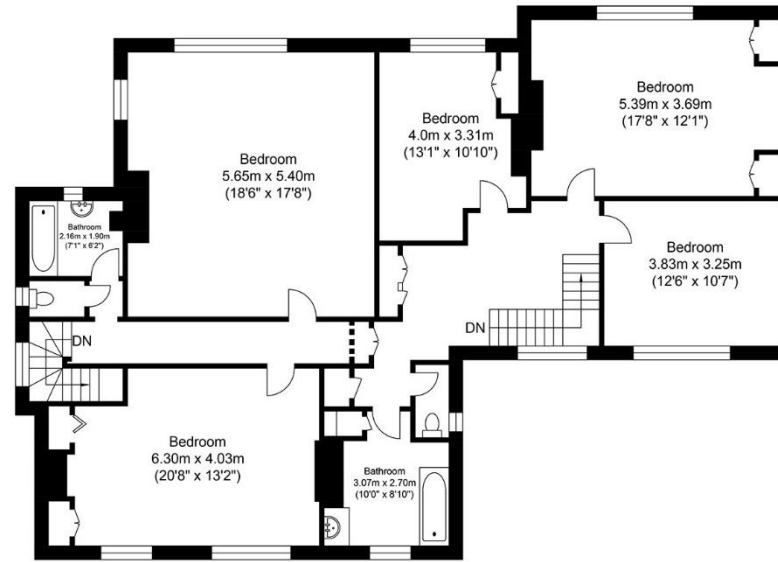
Directions...

Located in leafy Wallands area of Lewes opposite Park Road.

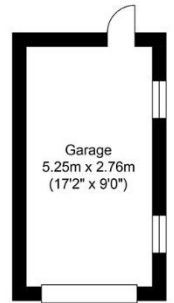
Property Postcode, BN7 1QT



Ground Floor
Approximate Floor Area
1565.39 sq ft
(145.43 sq m)



First Floor
Approximate Floor Area
1519.54 sq ft
(141.17 sq m)



Garage
Approximate Floor Area
155.96 sq ft
(14.49 sq m)

Approximate Gross Internal Area (Excluding Garage) = 286.60 sq m / 3084.93 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