



£525,000 offers in excess of  
6 Tanners Brook, Lewes, East Sussex, BN7 1RU

**MANSELL  
McTAGGART**  
Trusted since 1947

## The property...

---

A wonderful example of a 3 Bedroom home located in the heart of Lewes Town Centre. Tanners Brook is a sought after non through road away from passing traffic but moments from the hustle and bustle of the High Street, Mainline Railway Station, pretty Grange Gardens and The Depot Cinema.

The 3 Bedroom property boasts a Generously Sized Garden and 2 Off Street Parking Spaces. Inside there is a Kitchen, Sitting Room, ground floor Cloakroom, and Family Bathroom.

**Entrance Hall** – Stairs with wooden hand rail and balustrade to first floor. Doors to principal rooms.

**Ground Floor Cloakroom** – White suite comprising of wc and wash hand basin.

**Kitchen** – Fitted kitchen finished comprising of a range of wall and base units comprising of cupboards and drawers. The kitchen provides space for appliances and enjoys views to the front.

**Sitting/Dining Room** – Measuring a generous 14'11 x 14'4 featuring views over the rear garden. fireplace with timber mantel and surround. Fitted cupboard under the stairs.

**First Floor Landing** – Wooden hand rail and balustrade over stairs. Doors to principal rooms.

**Bedroom 1** – A comfortable double bedroom with fitted wardrobes and enjoying elevated views over the rear garden.

**Bedroom 2** – Another comfortable double bedroom with views to the front.

**Bedroom 3** – A single bedroom with views over the rear garden.

**Bathroom** – White suite comprising of a panel enclosed bath with shower over, wc and wash hand basin. Tiled surrounds.





## *Outside and Location...*

**Garden** – A generously sized rear garden benefitting from rear access. The garden features a patio adjacent to the property but is otherwise laid to lawn with established boundaries.

**Off Street Parking** – Brick laid driveway to the front providing one allocated parking space. **Additional second parking space** located at the end of the cul de sac.

**Additional Communal Garden** – Located opposite the property is a pretty communal garden enclosed by a picket fence. The garden has an area of lawn with benches surrounded by mature plants and shrubs

**Tanners Brook** is a private non through road located in the heart of Lewes Town Centre but away from passing traffic. Both the High Street and Mainline Railway Station are within striking distance as is the pretty Grange Gardens and Priory Ruins.

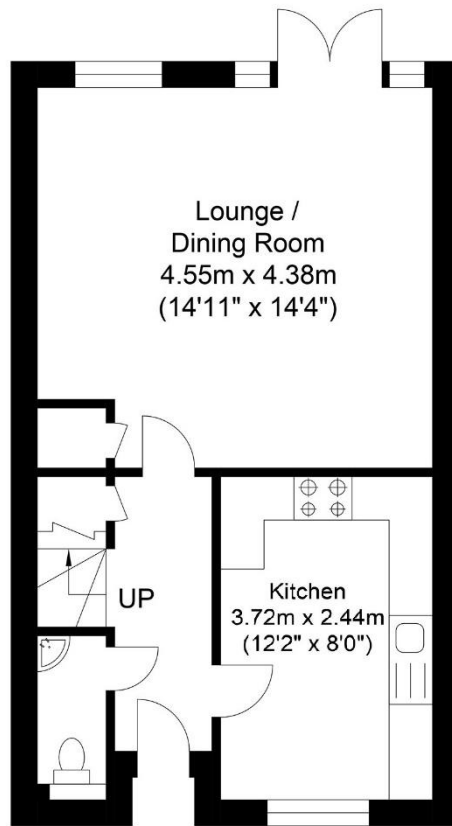
**Tenure** – Freehold

Gas Central Heating – Double glazed sash windows

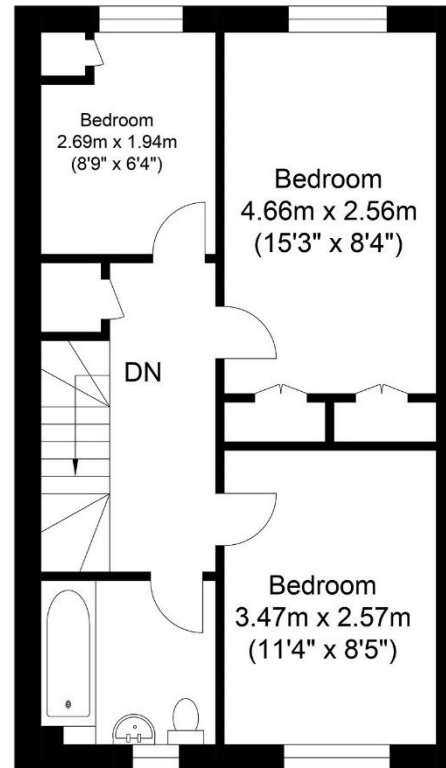
EPC Rating – C

Council Tax Band – D

Residents Association Charge – apx £100 per annum



Ground Floor  
Approximate Floor Area  
393.74 sq ft  
(36.58 sq m)



First Floor  
Approximate Floor Area  
401.60 sq ft  
(37.31 sq m)

Approximate Gross Internal Area = 73.89 sq m / 795.34 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://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