



£395,000 offers in excess of
37 Western Road, Lewes, East Sussex, BN7 1RL

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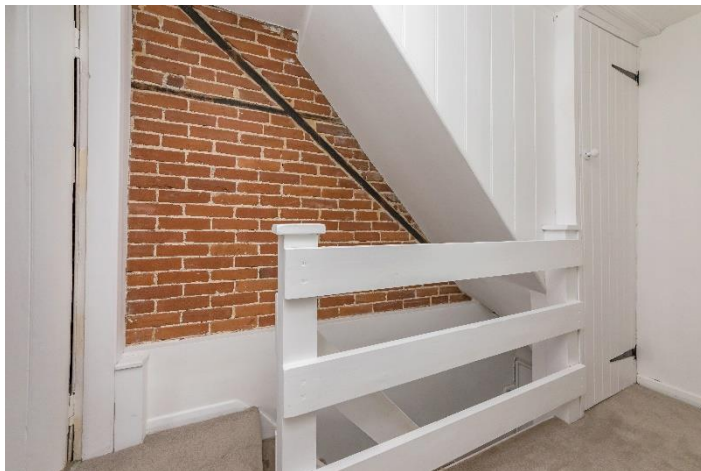
Overview...

A great opportunity to purchase a well presented and updated period terraced home. The 2 Double Bedroom property offers a surprisingly spacious garden which benefits from gated rear access providing a route to DeMontfort Road behind.

Inside there is a dual aspect through Sitting Room with exposed painted beams, a modern Kitchen Breakfast Room with double doors to the garden, 2 Double Bedrooms, one with a feature wall with exposed brick and exposed timbers, and a modern Bathroom with simple white tiled walls.

Outside the garden is larger than is typically found in the area, the garden is enclosed by fenced and flint walled boundaries.

Viewings of this town centre home are highly recommended.



The property...

Entrance Porch- front door opens into entrance porch with further door opening to;

Through Sitting Room- A bright room with dual aspect benefitting from views to the front and over the rear garden. stairs to first floor, painted exposed beams to the ceiling. Opening to;

Kitchen/Breakfast Room- Modern fitted finished in a beech wood design and comprising of a range of wall and base units with both cupboards and drawers. Tiled surrounds and tiled floor. Windows to the side and double doors to the rear within the Breakfast Room area enjoying views over the garden.

First floor Landing- painted hand rail and balustrade around the stairs. Painted doors to principal rooms. Door opens to reveal stairs which continue to second floor.

Bathroom- Modern white suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin. Simple white tiled walls and a tiled floor. Heated towel rail. Window to rear.

Bedroom 1- A generously sized double room with elevated views over Western Road. Fitted wardrobe with double doors and feature wall with exposed brick and timbers.

Second Floor Landing- opens to;

Bedroom 2 - A double room with elevated views over Western Road. Painted panelled ceiling.





Property and Outside...

Rear Garden- A more than generously sized garden for the area. The garden is paved and enclosed by fenced and flint walled boundaries benefitting from the rare advantage of gated access to the rear providing access to DeMontfort Road.



Tenure – Freehold

Gas central Heating

EPC Rating – D

Council Tax Band – C

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

Location...

Western Road is located at the top of Lewes High Street benefitting from easy access to all that the High Street offers but is equally close to the entrance of the South Downs National Park via The Gallops.

Western Road features a parade of local shops and Leicester Road convenience shops is a short walk away.

Baxters Field is a fantastic recreational green space located in nearby Bradford Road with children's playgrounds found in the neighbouring paddocks.

On street parking is readily available with a parking permit with many paths and twittens linking Western Road to the surrounding adjoining streets.

Lewes Mainline Railway Station is less than a 15 minute walk away (source Google maps). With regular, direct services to London, Brighton, Gatwick and Eastbourne.





Ground Floor
Approximate Floor Area
354.13 sq ft
(32.90 sq m)

First Floor
Approximate Floor Area
216.46 sq ft
(20.11 sq m)

Second Floor
Approximate Floor Area
140.79 sq ft
(13.08 sq m)

Approximate Gross Internal Area = 66.09 sq m / 711.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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