



£625,000 guide price

5 Crosshaven Place, Lewes, East Sussex, BN7 2FH

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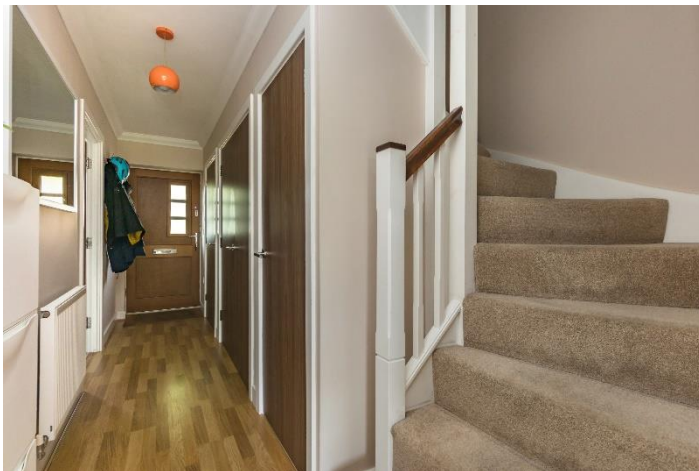
Overview...

A great opportunity to purchase this beautifully presented and deceptively spacious 3 bedroom, 3 bathroom semi-detached family home with a good size southerly rear garden, garage, parking and detached garden studio.

This fantastic property is situated on a small private mews development which boasts a real sense of community and is in a fantastic location, within easy reach of the South Downs National Park, local schools and Lewes town centre.

This beautifully presented home boasts accommodation that would suit a range of buyers with 3 double bedrooms, all with ensuite facilities, a delightful living room opening onto a good size, attractive southerly rear garden with detached studio, spacious fitted kitchen, ground floor cloakroom/w.c. and adjacent garage with parking.

To discuss this great home in more detail or to arrange a viewing, please call 01273 407929.



The property...

Approach- Paved pathway to front door.

Entrance Hall- Large laundry cupboard with space for washing machine, tumble dryer and shelving, cupboard, laminated flooring, stairs to first floor.

Kitchen- Fitted with a comprehensive range of modern flush fronted wall and base cupboards, contrasting working surfaces with inset ceramic sink and chromed mixer tap, stainless steel 4 burner gas hob with chimney style cooker hood over, tall unit housing a double oven and microwave, integrated fridge, freezer and dishwasher, wine cooler, attractive tiled splash areas, front aspect double glazed window, tiled flooring.

Cloakroom/W.C.- Fitted white low level w.c. with concealed cistern, pedestal wash hand basin with chromed mixer tap, front aspect obscured double glazed window, tiled floor.

Lounge/Dining Room- A bright spacious room with an expanse of rear aspect double glazed windows and matching double doors opening onto the rear garden, space for dining table, laminated flooring.

First Floor Landing-

Bedroom- A good size bright double room with rear aspect double glazed window offering views over Lewes, deep cupboard, door to-

Ensuite Shower- Fitted white suite with walk-in shower cubicle, sliding door and tiled surround, wash hand basin with chromed mixer tap, low level w.c., tiled splash areas and floor, obscured double glazed window.

Bedroom- A generous double bedroom with 2x front aspect double glazed windows, double wardrobe, door to-





Property and Outside...

Bathroom- Fitted white suite comprising a panel enclosed bath with shower over, shower screen and tiled surround, wash hand basin with chromed mixer tap, low level w.c., tiled splash areas and floor.

Second floor landing/study space- A lovely bright space with front aspect double glazed window.

Bedroom- A super double bedroom with rear aspect double glazed window offering views over Lewes, **Walk-in-wardrobe.**

Ensuite Shower- Fitted white suite comprising walk-in shower with tiled surround, wash hand basin with chromed mixer tap, low level w.c., tiled splash areas and floor.

OUTSIDE

Rear garden- A bright southerly facing and attractively landscaped garden with a generous area of paved patio, area of lawn flanked by well stocked flower beds. The garden is enclosed by hedging and fencing and offers a good degree of seclusion and privacy with rear door to the garage.





Location...

Garage- A generous size garage with convenient roof space storage, up and over door, power and light.

Driveway parking-

AREA

Crosshaven Place is an attractive private mews development located in the North East corner of Lewes offering easy access to the South Downs National Park.

The High Street is a 15 minute walk away with a local convenience shop only 5 minutes source (google maps)

The area benefits from by a large recreation field and children's playground and is served by a regular bus service offering routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within close proximity and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.



Tenure - Freehold

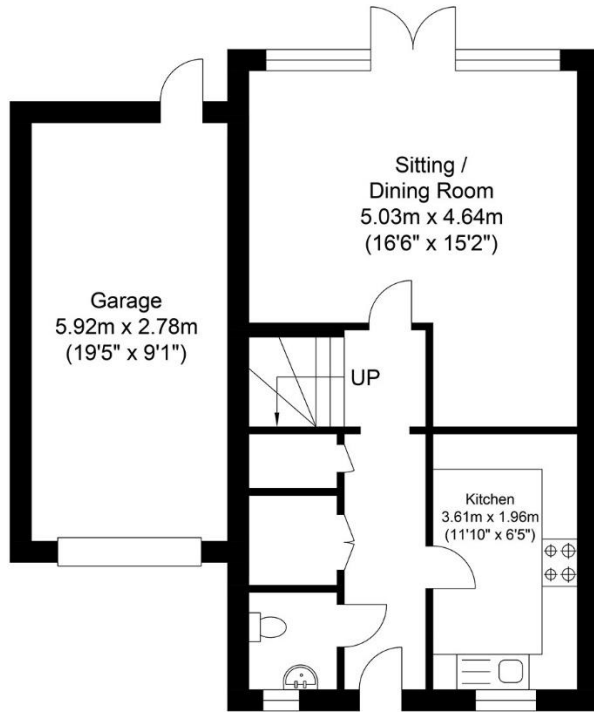
Gas central Heating - Double Glazing.

Residents Association Charge - Apx £150 per annum

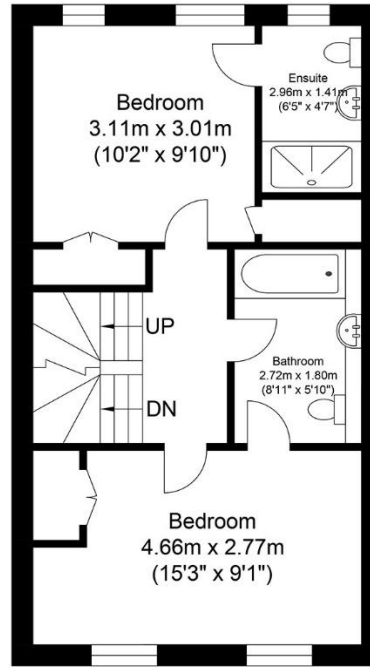
EPC Rating - C

Council Tax Band - E

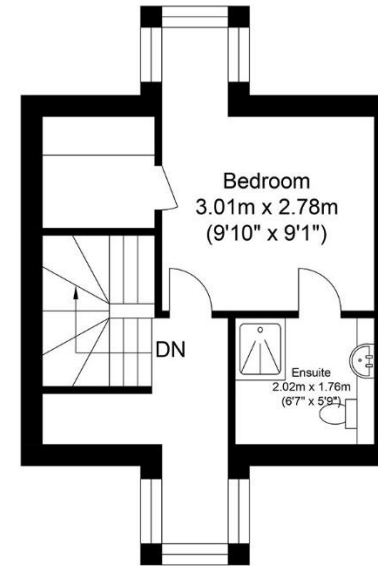
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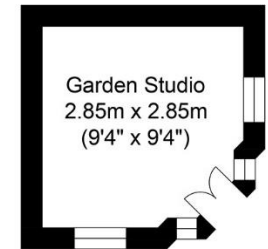
Ground Floor
Approximate Floor Area
634.74 sq ft
(58.97 sq m)



First Floor
Approximate Floor Area
438.41 sq ft
(40.73 sq m)



Second Floor
Approximate Floor Area
261.88 sq ft
(24.33 sq m)



Outbuilding
Approximate Floor Area
82.77 sq ft
(7.69 sq m)



Approximate Gross Internal Area (Including Garage / Outbuilding) = 131.72 sq m / 1417.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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