



£475,000 freehold

29 Boughey Place, Lewes, East Sussex, BN7 2EN

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Overview...

A great opportunity to purchase a well presented and sizable 5 Bedroom property in the popular New Malling area of Lewes.

The 1,327 sq ft property offers flexible accommodation with a Ground Floor Shower Room and 2 Ground Floor Bedrooms which offer potential use as a home office or games room. There is a modern Kitchen with real wood worksurfaces, a 21ft Through Sitting Room/Dining Room and a Conservatory enjoying views over the Landscaped Garden.

Upstairs there are 3 well proportioned Bedrooms and a Family Bathroom.

Outside there is a wonderful Landscaped Garden of a desirable Westerly Aspect and Off Street Parking.

Viewings Recommended to understand the space the property offers.



The property...

Entrance Porch- A sizable porch with dual aspect light and door to;

Entrance Hall- Stairs to first floor, fitted cupboards and doors to principal rooms.

Kitchen- Modern fitted with a comprehensive range of cupboards and drawers finished in a soft cream and complimented by real wood worksurfaces. Views to the front and opening to;

Through Sitting Room/Dining Room. Measuring a generous 21ft x 12'4.

Dining Area- Patio Doors to Conservatory and open plan to;

Sitting Area- Dual aspect room with views over the rear garden.

Conservatory- Dual aspect windows and patio door providing views and access over the landscaped garden. Tiled floor.

Ground Floor Shower Room- Easy access shower enclosure, wc and wash hand basin. Tiled walls and window to side.

Ground Floor Bedroom- Dual aspect bedroom with views over the garden.

Ground Floor Bedroom- Dual aspect bedroom with views to the front.

First Floor Landing- Wooden handrail and balustrade over stairs. Doors to principal rooms. Fitted cupboard, window to the side.

Bathroom- White bathroom suite with wc and wash hand basin. Half tiled walls and roof window.





Property and Outside...

Bedroom- A double bedroom with fitted wardrobe and elevated views to the rear.

Bedroom- A further double bedroom with elevated views to the rear.

Bedroom- A comfortable bedroom with window to the front.

Rear Garden- A pretty Landscaped Garden of a desirable Westerly Aspect. The garden wraps around the property to two sides and is mostly laid to lawn with well stocked raised beds created from railway sleepers. There is a modern paved terrace adjacent to the conservatory.

Driveway- Off street parking to the front.





Location...

Bougey Place is a cul de sac located in the popular New Malling is a popular area of Lewes. The area benefits from a popular primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting. The area is served by a regular local bus service with direct services to Lewes and Brighton.

The High Street is a 22 minute walk away (source google maps) Lewes Mainline Railway Station is a little further with regular ad direct services to London, Brighton and Gatwick.

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

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

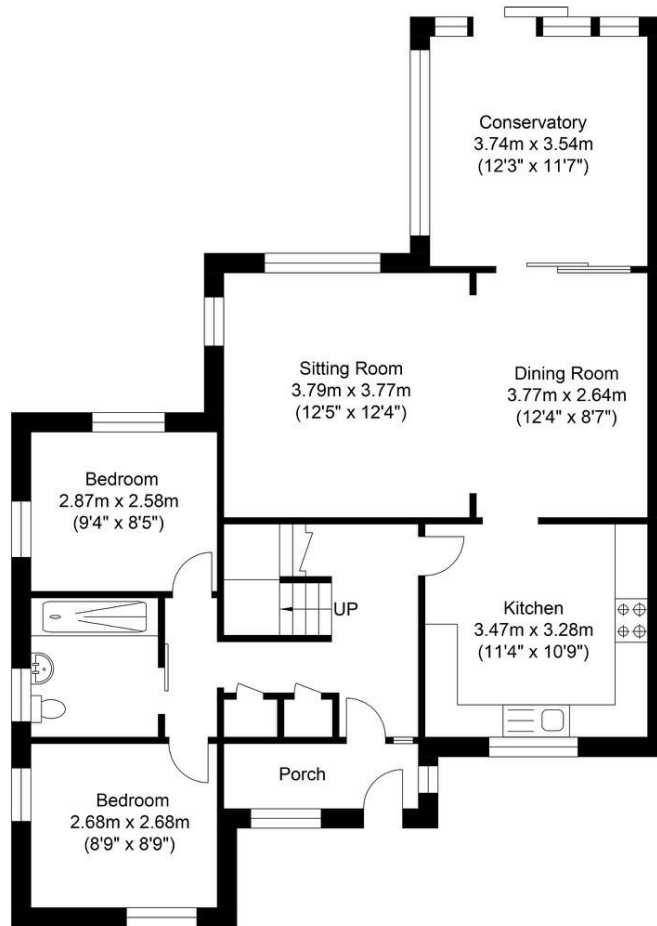


Tenure – Freehold

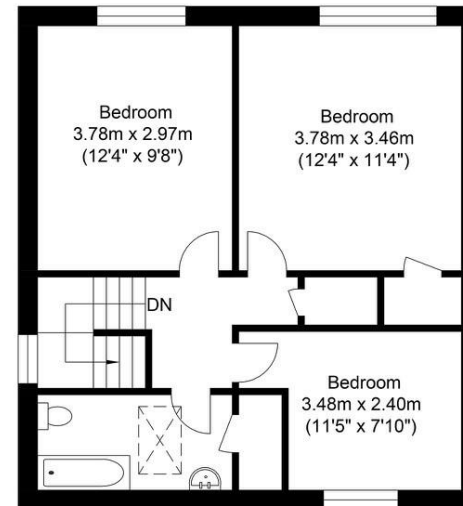
Gas central Heating – Double Glazing.

EPC Rating – D

Council Tax Band – D



Ground Floor
Approximate Floor Area
851.42 sq ft
(79.10 sq m)



First Floor
Approximate Floor Area
475.76 sq ft
(44.20 sq m)

Approximate Gross Internal Area = 123.30 sq m / 1327.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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