



£600,000 offers in excess of
62 Highdown Road, Lewes, East Sussex, BN7 1ST

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Overview...

A great opportunity to purchase this well presented and extended 3 bedroom semi-detached home, situated in a sought after cul-de-sac location on the popular Nevill estate.

This lovely family home boasts spacious accommodation with three good size bedrooms on the first floor and a family bathroom. The ground floor offers a front aspect living room leading to a generous dining room with sliding doors to a conservatory/garden room and W.C. There is also a modern fitted kitchen and a further reception room which is currently used as an office/study.

Outside is a generous and level South facing garden which is predominantly laid to lawn with a generous paved patio which enjoys the sun all day long and to the front is an area of off road parking for 2-3 cars.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor, door to-

Living Room- A lovely room with a front aspect double glazed bay window, decorative brick fireplace and hearth housing a gas flame effect fire, door to-

Dining Room- A good size room with understairs cupboard, sliding double glazed doors opening to-

Conservatory/Garden Room- A bright south facing room with double glazed windows overlooking the rear garden, tiled floor.

Cloakroom/W.C.- White low level w.c., wash hand basin with tiled back panel, quarry tiled floor, double glazed window.

Kitchen- Fitted with a comprehensive range of wall and base units with expanse of roll edged working surfaces, single bowl single drainer sink with adjacent mixer tap, 4 burner gas hob with cooker hood over, eye level double oven, spaces for under counter appliances, contrasting tiled splash areas, double glazed window overlooking the rear garden, matching door to side access.

Study/Playroom- front aspect double glazed bay window.

First Floor Landing-

Bedroom- A good size double room with a large front aspect double glazed window offering views over the close to the downs.

Bedroom- A generous double room with rear aspect double glazed bay window overlooking the rear garden to the countryside in the distance.





Property and Outside...

Bedroom- A bright dual aspect room with double glazed windows to the front and rear.

Bathroom- Refitted with a modern white suite comprising a panel enclosed bath with mixer tap and shower over, tempered glass shower screen and tiled surround, wash hand basin set in a matching vanity unit, low level w.c., rear aspect double glazed window.

OUTSIDE

Front Garden- Mainly laid to tarmac with flower border and brick retaining wall, parking for 2-3 cars.

Rear Garden- A generous South facing garden, mainly laid to lawn with stocked borders and a paved patio area. Timber shed and side access.

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





Location...

Highdown Road, is a popular cul de sac in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing regular services to the town centre, a local recreation field and children's park. A village hall and St Marys Social Club are both within striking distance and can be hired for events. The area further benefits from excellent scenic walks across the South Downs National Park.

The High Street offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes boasts a Mainline Railway Station offering direct trains to London Victoria, Gatwick, Brighton, and Eastbourne.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance of the High Street.

Lewes prides itself on its array of sports including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

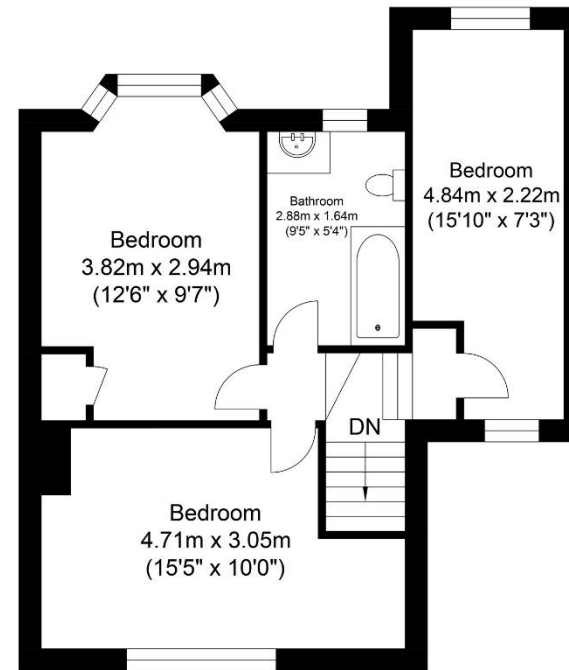
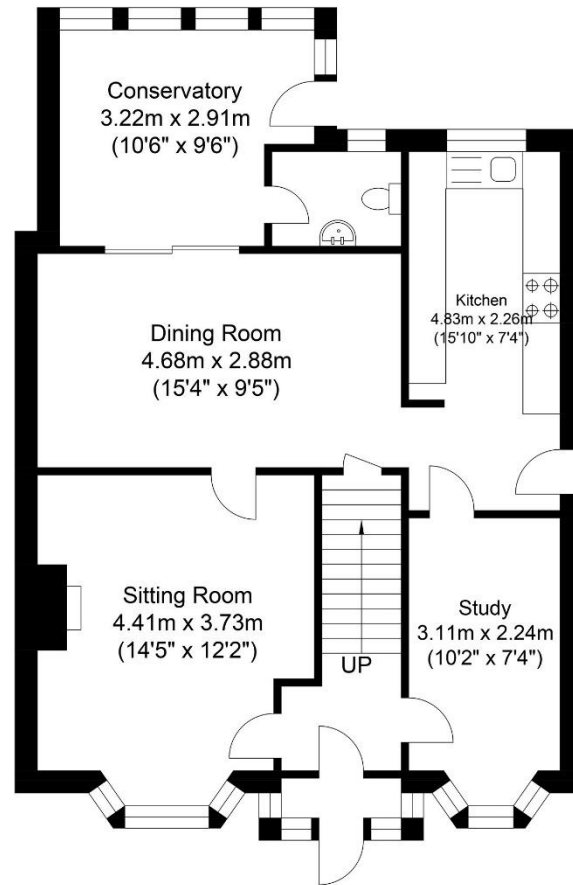
Tenure – Freehold

Gas central Heating – Double Glazing.

EPC Rating – TBC

Council Tax Band – C





Ground Floor
Approximate Floor Area
710.74 sq ft
(66.03 sq m)

First Floor
Approximate Floor Area
493.95 sq ft
(45.89 sq m)

Approximate Gross Internal Area = 111.92 sq m / 1204.69 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

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