



£375,000 offers in excess of
7 Hayward Road, Lewes, East Sussex, BN7 2TW

**MANSELL
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The property...

We are pleased to market for sale this 3 Bedroom home located in a tucked away position at the very edge of the Landport area of Lewes. Hayward Road boasts immediate access to woodland and the countryside beyond.

Entrance Hall – Doors to principal rooms. Stairs with wooden handrail and balustrade to first floor. Fitted cupboards. Door to rear Garden.

Sitting Room – A generously sized room with views over the pretty front garden and the communal green beyond.

Kitchen/Dining Room – Modern fitted kitchen finishes in a timeless white and comprising of range of wall and base units featuring cupboards and drawers. Tiled splashbacks. Views over rear garden. Opening to;

Ground Floor Cloakroom – Suite comprising of a wc and wash hand basin. Window to rear.

First Floor Landing – Doors to principal rooms. Linen Cupboard and further storage cupboard.

Bedroom 1 – Double bedroom with pleasant views over the green to the front.

Bedroom 2 – A comfortable double bedroom with fitted wardrobed and views over the rear garden and onto the woodland beyond.

Bedroom 3 – A sizable single bedroom with views over the front garden and green beyond. Fitted wardrobe.

Bathroom – Modern suite comprising of a bath with wc and wash hand basin. Modern tiled walls with mosaic pattern boarder and window to the rear.

Front Garden – A pretty well kept garden mostly laid to lawn with established plants and shrubs. Paved patio with views over the communal green. Brick built store.

Rear Garden – A paved Courtyard style garden with raised beds. Brick built store with power and light.





Outside and Location...

Hayward Road is a non through road, located at the edge of the Landport estate which benefits from immediate access to woodland, a farm track and open countryside beyond. Situated in front of the property is a green offering an open outlook. To the other side of the green is bus stop which provides direct services to Lewes Town Centre.

This area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

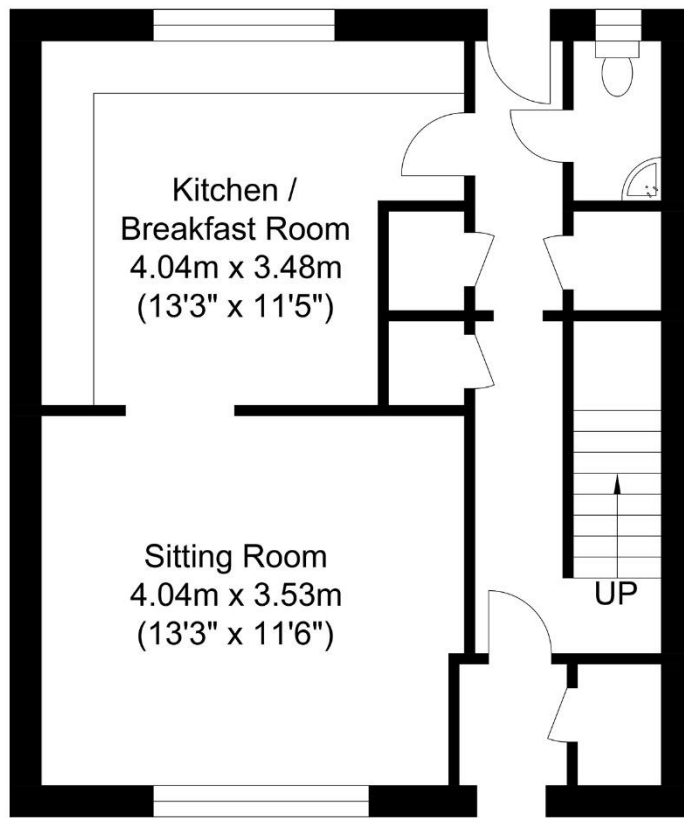
Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Under the terms of the estate agency act 1979 (Section 21) we declare the vendors of this property are relatives of a Mansell McTaggart employee.

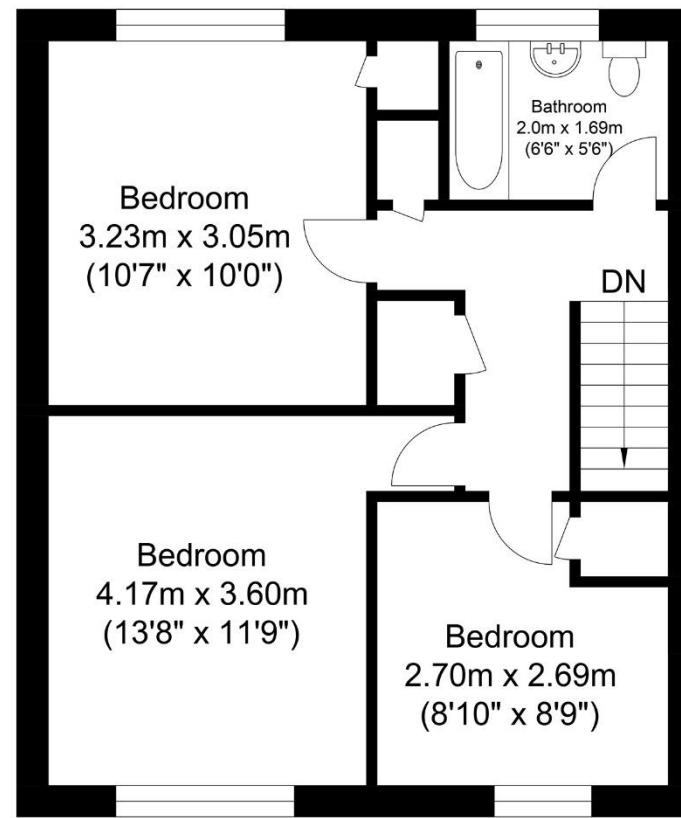
Tenure – Freehold

EPC Rating – TBC

Council Tax Band – C



Ground Floor
Approximate Floor Area
453.05 sq ft
(42.09 sq m)



First Floor
Approximate Floor Area
453.05 sq ft
(42.09 sq m)

Approximate Gross Internal Area = 84.18 sq m / 906.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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.

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