



£575,000 offers in excess of
27 The Nurseries, Lewes, East Sussex, BN7 2FF

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Overview...

A particularly well presented 4 Double Bedroom End of Terrace Townhouse located in The Nurseries, Lewes.

This Modern home offers flexible and adaptable accommodation and features a First Floor Sitting Room with Balcony and Views onto the South Downs and a modern Kitchen Dining Room with Terrace offering space for al fresco dining.

The Ground floor accommodation is perhaps the most versatile currently presented as a Ground Floor Bedroom/Office and a delightful Garden Room.

Arranged over the second floor we find two generously proportioned Double Bedrooms with a Modern Bathroom and to the top floor we find the Master Bedroom featuring a Vaulted Ceiling and En Suite Shower Room.

Outside we find a Patio Garden of a Westerly Aspect and Off Street Parking to the front.



The property...

Covered Entrance Porch – Front door to;

Entrance Hall – Doors to principal rooms, stairs to First Floor.

Ground Floor Cloakroom – Modern white suite comprising of wc and wash hand basin.

Garden Room – Floor to ceiling window and sliding door providing views and access to the rear garden.

Reception Room/Bedroom 4 – A particularly flexible and adaptable room. Having been used for multiple purposes by the current owner. Floor to ceiling window and sliding door proving views and access to the front. Fitted cupboards

First Floor Landing – Stairs continue to second floor. Doors to principal rooms.

Kitchen / Dining Room - Modern fitted kitchen finished in a Hi-gloss design complimented by wood style worksurfaces and a stainless steel splashback. Integral appliances and patio doors providing views and access to the Terrace.

Terrace – An elevated Terrace of a Westerly aspect. Space for table and chairs. Views over Garden and stream behind.

Sitting Room – Neutrally decorated with wood style floors. Patio doors with views and access to the Balcony.

Balcony – Views onto the South Downs.





Property and Outside...

Second Floor Landing – Doors to principal rooms. Stairs continue to top floor. Window to side.

Bedroom 2- A double bedroom with window to the front with views onto the South Downs. Door to Jack and Jill Bathroom.

Bedroom 3 – A double bedroom with views over the rear garden.

Bathroom – Modern Bathroom suite accessible from both the landing and as an EnSuite to Bedroom 2. Suite comprising of a Bath with shower over and glass screen. Wc and was hand basin. Tiled floor and tiled surrounds with border inset.

Third Floor Landing

Master Bedroom- A generous double bedroom with views to the front and rear of the South Downs. Vaulted ceiling with exposed painted beams, reaching a height of approx. 3.4 m. Door to En Suite.

En Suite – Modern Shower Room with shower enclosure, Wc and wash hand basin. Roof window.



Outside and Location...



Driveway – Providing Off Street Parking.

Rear Garden – Paved Patio of a Westerly aspect making the most of the afternoon and evening sun. Enclosed by fenced borders and gated access to the rear.

The Nurseries is a modern development constructed circa 2008. Located within easy walking distance of Lewes High Street which is just a 10 minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Nurseries at Wheatsheaf Gardens. An M&S Simply Food is located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells.

South Malling Primary School and Priory Secondary Schools are both within walking distance as is South Downs College and Lewes Old Grammar School.

Lewes benefits from a Mainline Railway Station, Cinema, leisure centre and an array of shops, restaurants and public houses.



Gas Central Heating and Double Glazing

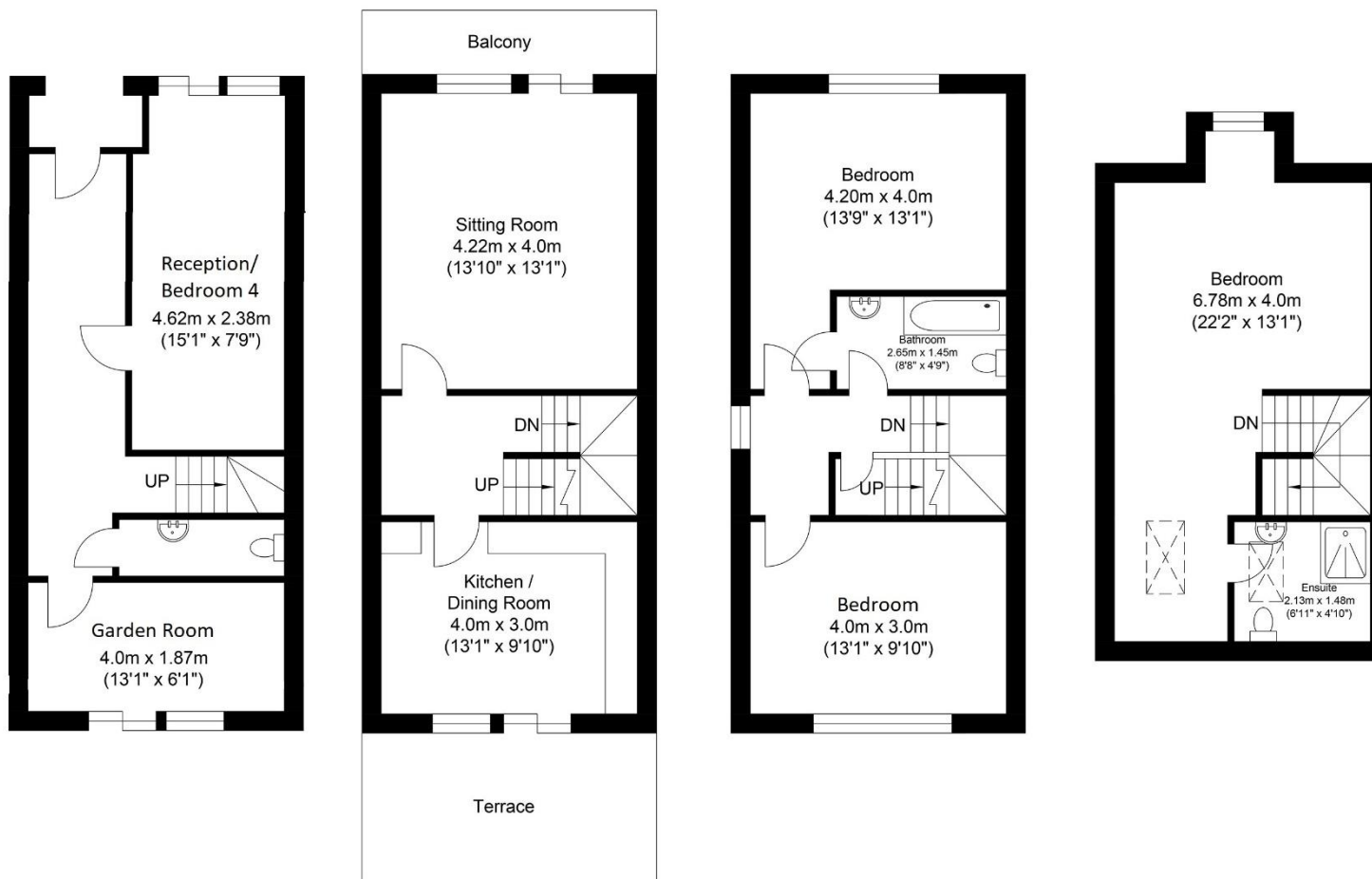
Tenure – Freehold

Residents Association Charge - £748 per annum

EPC rating – C

Council tax band – F

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



Ground Floor
Approximate Floor Area
417.20 sq ft
(38.76 sq m)

First Floor
Approximate Floor Area
417.20 sq ft
(38.76 sq m)

Second Floor
Approximate Floor Area
417.20 sq ft
(38.76 sq m)

Third Floor
Approximate Floor Area
317.96 sq ft
(29.54 sq m)

Approximate Gross Internal Area = 145.82 sq m / 1,569.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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