



£725,000 offers in excess of
29 North Way, Lewes, East Sussex, BN7 1DS

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Overview...

A great opportunity to purchase a Detached home located in the popular and sought after Nevill area of Lewes.

The 3/4 Double Bedroom home occupies a corner plot of an envious South Westerly aspect and is surrounded by a mature and established evergreen hedge, providing privacy and allowing for all of the garden to be used and enjoyed.

The extended property would benefit from updating and offers potential for further extension, perhaps above the existing ground floor extension, subject to the necessary permissions and consents.

Inside there are 3 Double Bedrooms and a Bathroom upstairs and downstairs there is a Sitting Room with bay window, a generously sized Dining Room, a Further Reception Room/Ground Floor Bedroom, the Kitchen and a further Ground Floor Bathroom.

Outside there is a Detached Double Garage and ample Off Street Parking.

Available with No Onward Chain.



The property...

Entrance Porch - Double doors in, windows to the front and side. Front door to;

Entrance Hall- Doors to principal room, stairs with painted hand rail and balustrade to first floor.

Living Room- Measuring a generous 14'5 x 11'2 and featuring a bay window to the front with views over the pretty garden.

Dining Room- Another generously sized reception room also enjoying views over the garden. Opening to further Reception Room and door to Kitchen;

Further Reception Room/Ground Floor Bedroom- A great addition to the property benefitting from dual aspect natural light with patio doors leading onto the garden.

Kitchen- Fitted kitchen comprising of a range of wall and base units with cupboards and drawers. The dual aspect kitchen enjoys views over the garden and benefits from a fitted larder cupboard. Door to rear lobby with access to the garden and door to;

Ground Floor Bathroom- Suite comprising of a bath, wc and wash hand basin. Tiled walls and window to the side.

First Floor Landing - Painted panelled doors to principal rooms. Eaves storage cupboard. Painted hand rail and balustrade over stairs. Window to the side.

Bathroom - A snug bathroom with suite comprising of a bath with wc and wash hand basin. Window to the side.

Bedroom 1- A generously sized double bedroom with fitted wardrobe and bay window enjoying elevated views of the South Downs.





Property and Outside...

Bedroom 2- A comfortable double bedroom with elevated views to the front and obscure views to the South Downs.

Bedroom 3- Another comfortable double bedroom with elevated views to the front and obscure views to the South Downs.

Double Garage- Detached from the property with power points and light. Windows to the rear, pedestrian door to the side and garage door to the front.

Driveway- Providing ample Off Street Parking to the front.

Garden- Occupying a generous corner plot the gardens wrap around the property to three sides. A tall and established hedged boundary provides privacy all around the plot and allows for all of the garden to be used and enjoyed. Most of the garden faces South or West and is laid to lawn with mature plants and shrubs. To the rear there is a courtyard style of garden with raised beds.





Location...

North Way, is a popular road, in the sought after Nevill area of Lewes. This development benefits from a convenience shop, a local bus service providing services to the town centre, a recreation field and children's park can be found at the end of the road. A village hall and St Marys Social Club are both within striking distance and can be hired for events. The area also boasts excellent scenic walks across the South Downs National Park.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is the country town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

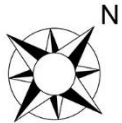
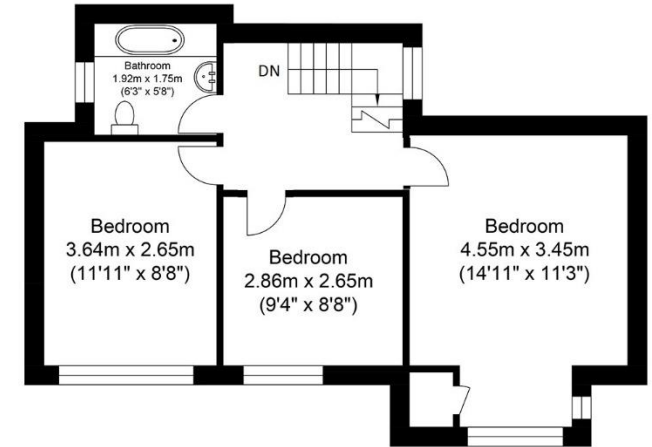
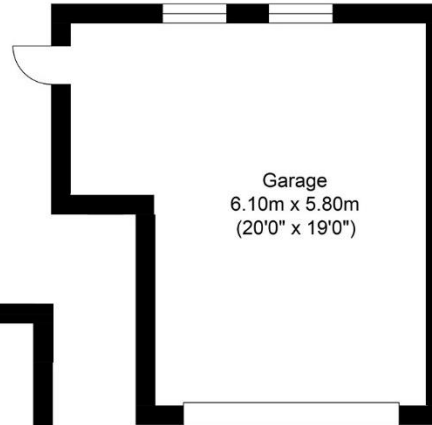
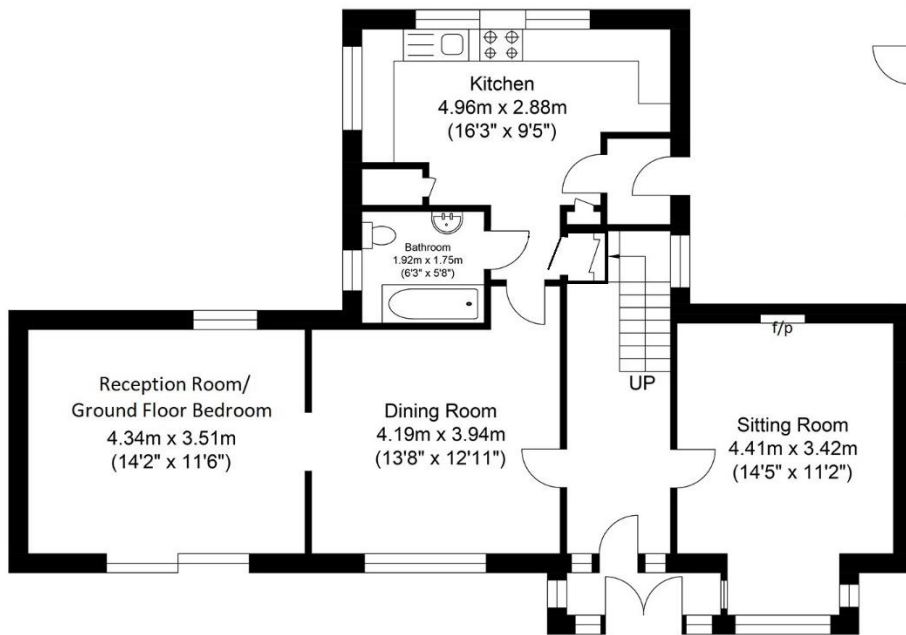


Tenure – Freehold

Electric Storage Heaters – Double Glazing.

EPC Rating – F

Council Tax Band – E



Ground Floor
Approximate Floor Area
1120.52 sq ft
(104.10 sq m)

First Floor
Approximate Floor Area
462.09 sq ft
(42.93 sq m)

Approximate Gross Internal Area (Including Garage) = 147.03 sq m / 1582.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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