



£675,000 offers in excess of
32 Priory Street, Lewes, East Sussex, BN7 1HH

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Overview...

A great opportunity to purchase this well presented and deceptively spacious three bedroom Georgian town house. This attractive property is situated in the heart of Lewes on Priory Street and offers easy level access to the town centre and railway station.

Accommodation in brief comprises a spacious living room with open fireplace leading to a fitted kitchen/breakfast room with w.c. and direct garden access. There is a basement room (restricted headroom) and a master bedroom on the first floor with a spacious landing and a generous bathroom. This has been fitted with a period style suite including roll top bath and separate shower cubicle and the top floor offers two further bedrooms with wonderful views.

Outside, the property boasts a wonderful garden, southerly in aspect, mainly laid to lawn with an area of paved patio. Garden shed/workshop.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Living Room- A super room with front aspect secondary glazed window, chimney recess with attractive surround, plenty of space for a dining table and access directly to:-

Kitchen/Breakfast Room- A generous room fitted with a range of flush fronted wall and base units, roll edged working surfaces with inset stainless steel sink and chromed mixer tap, ceramic hob with chimney style cooker hood over and oven below, undercounter space for dishwasher/washing machine, tiled splash areas, rear aspect double glazed window and matching double doors opening onto the south facing rear garden, tiled floor, cupboard housing gas fired boiler.

Cloakroom/W.C.- Fitted white suite comprising low level w.c., wash hand basin, tiled floor.

Cellar/Hobby Room- Stairs down from living room, a great space with front aspect window, space and plumbing for washing machine, recessed storage.

First Floor Landing- Stairs to top floor, rear aspect window.

Bedroom- Front aspect secondary glazed window, attractive cast iron inset fireplace with decorative tiled panels.

Bathroom- A generous rear aspect room, stylishly fitted with a white period style suite comprising a freestanding roll top, ball and claw foot bath with period style mixer tap, corner shower cubicle with tempered glass doors and tiled walls, pedestal wash hand basin with matching chromed taps, high flush period style w.c., part panelled walls.





Property and Outside...

Top Floor Landing- Hatch access to loft space.

Bedroom- A good size double bedroom with front aspect secondary glazed window offering views over Lewes, built-in cupboard.

Bedroom- Rear aspect secondary glazed window offering great views to the Ouse Valley.

OUTSIDE

Rear Garden- A particularly good size garden for a centrally located property, South facing and predominantly laid to lawn with flint wall and panel fenced boundaries, generous patio area and garden shed/workshop to the rear.



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



Location...

Priory Street is an attractive road lined with a mix of properties and is located in the heart of historic Lewes town centre within the popular Southover Area.

The property is also conveniently located for Grange Gardens, Priory Ruins and historic Lewes High Street. The Southover area is popular for its proximity to the High Street and railway station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.

Tenure - Freehold

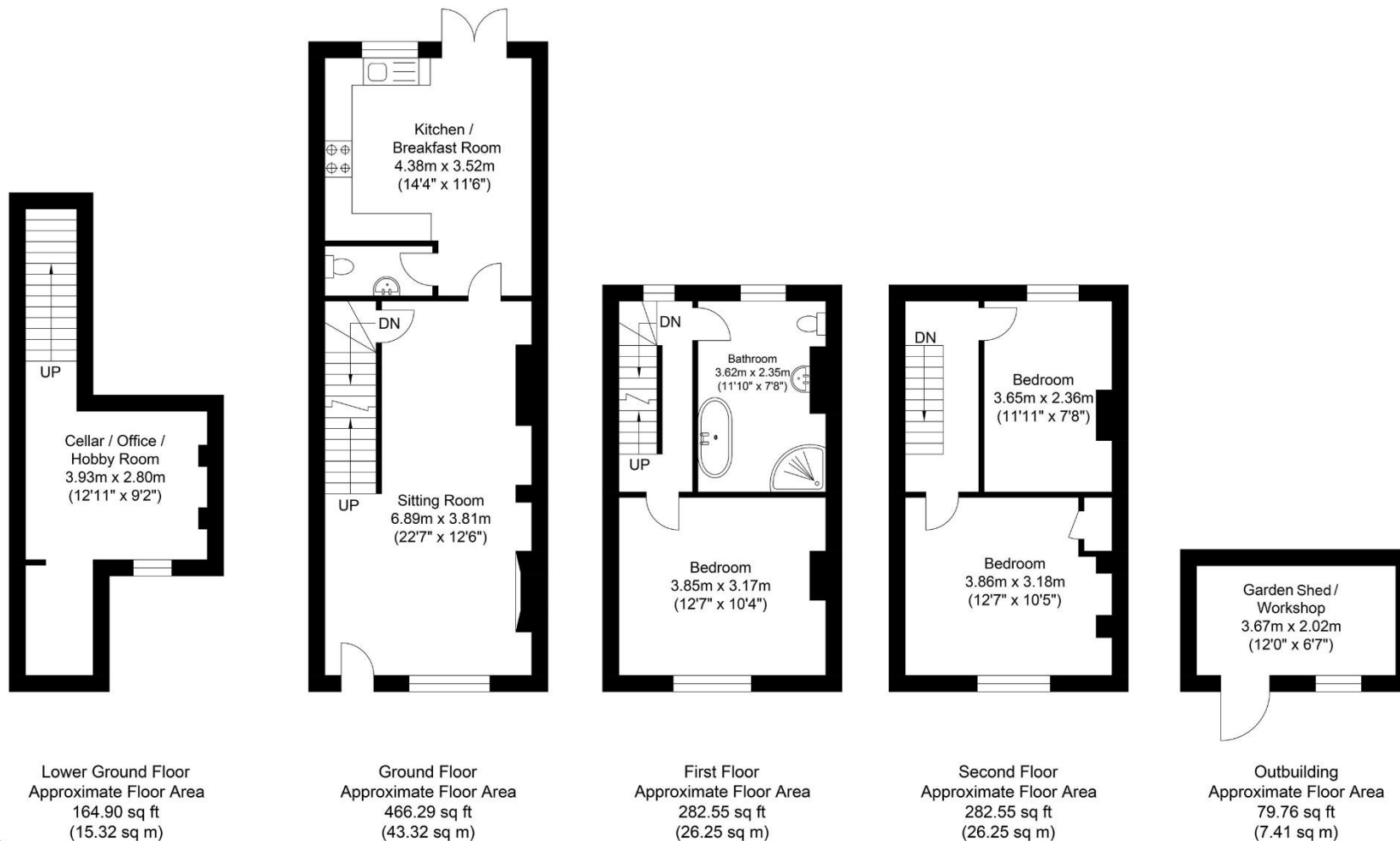
Gas central Heating- Combi Boiler

Secondary Glazing

EPC Rating - D

Council Tax Band - D





Approximate Gross Internal Area (Excluding Outbuilding) = 111.14 sq m / 1196.30 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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