



£795,000 guide price

9 De Montfort Road, Lewes, East Sussex, BN7 1SP

**MANSELL  
McTAGGART**  
Trusted since 1947



# Overview...

A great opportunity to purchase this deceptively spacious period family home which is situated in a sought after location, away from the main thoroughfares yet convenient for the town centre, recreational facilities and the South Downs National Park.

This three bedroom, two reception room property has been a wonderful home for the present owners who have lived here for many years raising a family but now is the time to pass the baton to new owners.

Accommodation is arranged over four split levels with a cellar/workshop on the lower ground floor, a living room and kitchen/dining room on the ground floor, two bedrooms and a bathroom on the first floor and an interesting split level attic bedroom on the top floor.

Outside there is a delightful front garden with brick retaining wall and a lovely terraced garden to the rear with an area of timber decking offering wonderful views over Baxters Field.

VIEWING RECOMMENDED





# The property...

---

## ACCOMMODATION

**Enclosed Porch-** Double doors and tiled floor.

**Entrance Hall-** Stairs to the first floor with entrance under to the cellar, wall mounted coat hooks.

**Sitting Room-** A lovely bright room with front aspect sliding sash bay window, attractive marble mantelpiece with cast iron fire basket with pretty tiled slips and decorative surround, chimney alcoves with built-in shelving.

**Kitchen/Dining Room-** A good size room with beautiful views over Baxters Field, fitted with a comprehensive range of pine wall and base units, matching work surfaces with inset sink and adjacent mixer tap, spaces for freestanding cooker, washing machine and tall fridge/freezer, matching central island, space for a good size dining table, built-in cupboard housing gas fired boiler, rear aspect sliding sash windows and part glazed door opening onto the rear decking.

**Cellar/Workshop-** Stairs down from the entrance hall to two areas currently used as a workshop and area for storage.

**First Floor Landing-** Stairs to top floor.

**Bedroom-** A super bright and spacious full width double room situated to the front of the property with matching sliding sash bay window and further sliding sash window, extensive range of fitted wardrobes with sliding doors.

**Bedroom-** A good size double room with rear aspect sliding sash window offers wonderful views over the rear garden and Baxters Field, built-in wardrobe.







## *Property and Outside...*

---

**Bathroom-** A recently refitted wet room with a modern white suite comprising a walk-in shower with tempered glass shower screen, wash hand basin set in vanity unit with chromed mixer tap, low level w.c., rear aspect sliding sash window.

**Attic Room-** A good size split level room with rear aspect window offering views over Baxters Field, steps to raised front area with 2x "Velux" roof window and eaves storage.

### **OUTSIDE**

**Front Garden-** Attractive tessellated pathway to front door, low level brick retaining wall.

**Rear Garden-** A good size terraced garden with stocked flower and shrub beds, area of raised decking offering wonderful views over Baxters Field, rear pedestrian access, two outbuildings of an outside toilet and garden storage.







## Location...

---

**De Montfort Road** is located on the edge of the historic Lewes town centre with access to the South Downs National Park found at the end of the road, with access via Spital Road and The Gallops. At the other end of the road we find access to Baxters Field, a public green space and recreation field. There are several local shops within a short walk including a butchers, pharmacy and convenience store. Lewes High Street is just an 8 minute walk away (Source Google Maps)

Lewes Mainline Railway Station is just a few minutes further and offers direct services to London, Gatwick and Brighton.

Within the town centre we find an array of shops, restaurants and public houses, The Depot Cinema, a leisure centre, open air swimming pool, and many sports clubs.

Lewes also offers schooling for all ages from nursery to tertiary college from popular state schools and Lewes Old Grammar School.



Tenure - Freehold

Gas central Heating

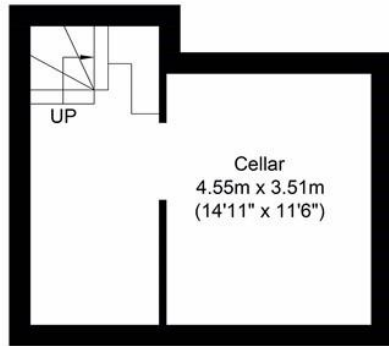
Secondary Double Glazing

EPC Rating - E

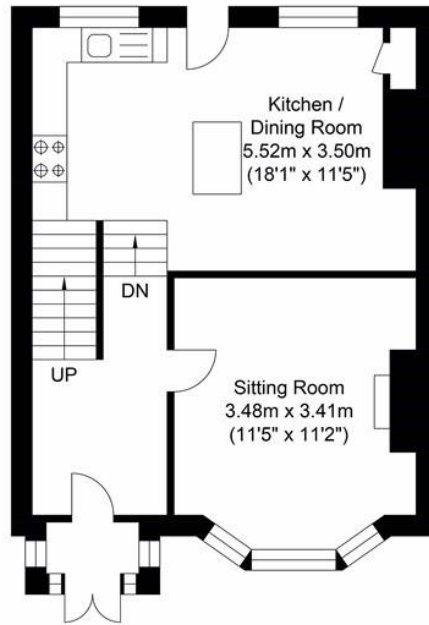
Council Tax Band - E

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

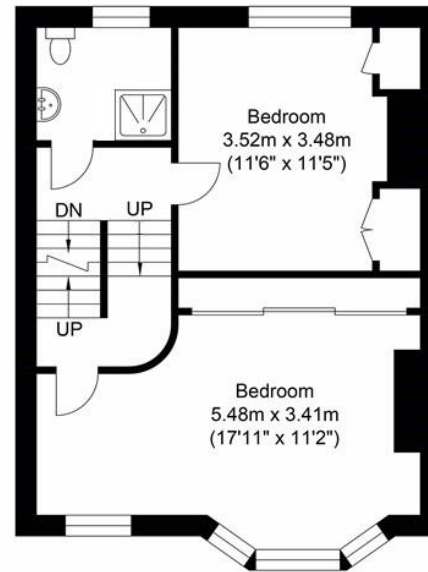




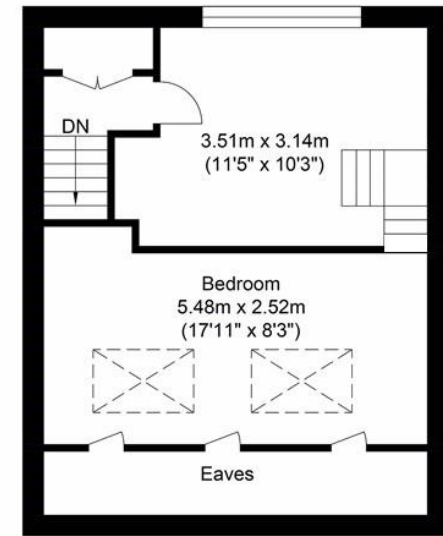
Lower Ground Floor  
Approximate Floor Area  
204.72 sq ft  
(19.02 sq m)



Ground Floor  
Approximate Floor Area  
438.73 sq ft  
(40.76 sq m)



First Floor  
Approximate Floor Area  
426.68 sq ft  
(39.64 sq m)



Second Floor  
Approximate Floor Area  
416.56 sq ft  
(38.70 sq m)



Approximate Gross Internal Area = 138.12 sq m / 1486.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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.

**MANSELL  
McTAGGART**  
Trusted since 1947