



£1,000,000 guide price

132 High Street, Lewes, East Sussex, BN7 1XS

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Overview...

A rare opportunity to purchase a beautifully presented end of terrace 4 bedroom period town house which is situated on Lewes High Street, within walking distance of local amenities and town centre shopping.

This deceptively spacious property has undergone a comprehensive programme of refurbishment and stylish redecoration and now offers a stunning contemporary home with all the benefits of a desirable central location.

Accommodation is flexible with three bedrooms on the first floor and a further spacious attic room with en-suite bathroom on the top floor.

A further benefit is a lower ground floor room with w.c. which has the potential to be a fully self contained annexe with it's own entrance.

VIEWING RECOMMENDED



The property...

Entrance Hall- Stairs to first floor, built-in cupboards, door to-

Sitting Room- A generously proportioned, bright and spacious room with two good size front aspect windows, feature decorative fireplace with tiled slip surround, quality wood flooring, sliding double doors opening to

Dining Area- Attractive feature glazed door with matching side windows opening onto an enclosed patio garden, feature decorative fireplace with tiled slip surround, door to lower ground floor cellar room and opening to-

Kitchen- Fitted with a range of contemporary units with contrasting working surfaces over, inset sink with mixer tap, attractive tiled splash areas, side aspect window, roof windows, tiles floor.

Cellar Room- Front aspect window, tiled floor.

W.C.- White low level w.c., wash hand basin.

First Floor Landing- Spiral staircase to attic bedroom, side aspect window.

W.C.- White w.c. with high flush cistern, attractive part tiled walls, wash hand basin.

Bedroom- Front aspect window.

Bedroom/Dressing Room- Front aspect window, comprehensive range of fitted wardrobes and cupboards.

Note- These two rooms are currently used as a master suite via double sliding interconnecting doors.

Bedroom- Rear aspect window, cupboard.





Property and Outside...

Bathroom- Fitted with a contemporary white suite comprising a tiled panel enclosed double ended bath with brass taps and matching watering can shower head over, tempered glass screen, tiled surround, wash hand set in vanity unit with matching brass taps, white w.c. with high flush cistern, mosaic tiled floor, rear aspect window.

Attic Bedroom- A particularly bright and spacious room, ideal for teenagers... with three roof windows, attractive vaulted ceilings and a door to-

En-Suite Bathroom- Fitted with a contemporary white suite comprising a contrasting tiled, panel enclosed double ended bath with chromed taps over, wash hand basin set in vanity unit with matching chromed taps, low level w.c., attractive tiled walls, tiled floor, extractor fan.

OUTSIDE

Patio Garden- A deceptively generous and private patio area with brick paviours underfoot and useful outside tap. The whole is enclosed with gated access to St Peters Place.





Location...

This beautifully presented property is situated along the High Street, within very easy reach of Grange Gardens, Lewes Town Centre and mainline railway station with services to London (Victoria- just over 1 hour).

Lewes is the county town of East Sussex and lies within the Southdowns National Park and offers wonderful opportunities for walking, cycling and recreation. With only 9 miles to the Sussex coastline and the city of Brighton this is the perfect location and provides excellent recreational and cultural facilities.

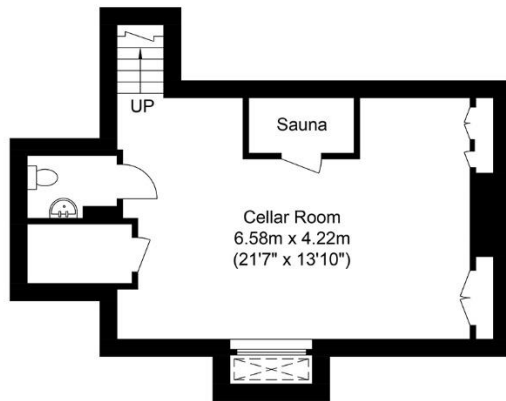
132 High Street is superbly located for Lewes town centre, and Mainline Railway Station with direct trains to Brighton and London. Grange Gardens and the Priory Ruins are within easy walking distance and the area is served by excellent state schools along with well-respected private schools catering for all ages.

The High Street offers many individual shops, restaurants, Brewery's and riverside walks. Together with local outdoor swimming pool and The Depot Cinema.

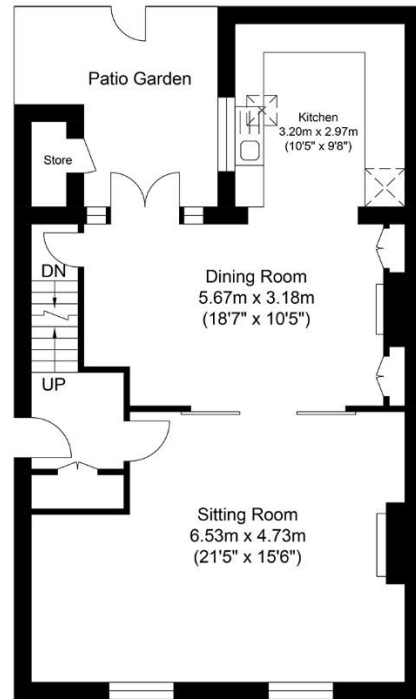


Tenure - Freehold
Gas central Heating
EPC Rating - D
Council Tax Band - C

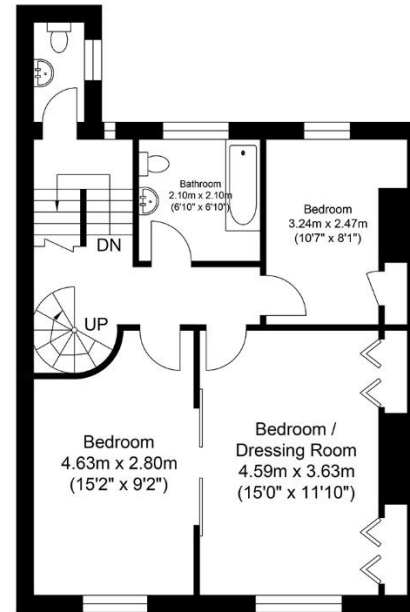
**For further enquiries or to arrange a viewing,
please contact the office on 01273 407929**



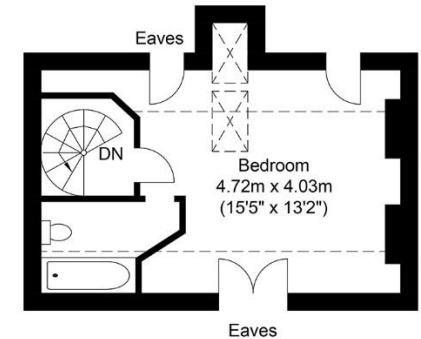
Lower Ground Floor
Approximate Floor Area
347.78 sq ft
(32.31 sq m)



Ground Floor
Approximate Floor Area
715.80 sq ft
(66.50 sq m)



First Floor
Approximate Floor Area
579.74 sq ft
(53.86 sq m)



Second Floor
Approximate Floor Area
269.42 sq ft
(25.03 sq m)



Approximate Gross Internal Area = 177.70 sq m / 1912.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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