



£575,000 - £600,000 guide price

28 Mount Harry Road, Lewes, East Sussex, BN7 1NY

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this 1930's semi-detached home situated in a tucked away position within the popular and sought after Nevill area of Lewes.

Occupying an extremely generous corner plot the garden faces a desirable Southerly and Westerly aspect and due to the mature planting, feels particularly private.

Inside the ground floor has been extended, but subject to permission, we feel the property offers potential to be further extended.

The 1,400 sq ft home is presented as a 3 Bedroom home with EnSuite Cloakroom to the principal bedroom and a Family Bathroom on the ground floor. There is a generously sized Sitting Room with bay window and fireplace, a Utility Room, and a Kitchen which is open plan to a wonderful dual aspect Garden Room with vaulted ceiling.

Outside, the property further benefits from a Driveway and Garage.

VIEWING RECOMMENDED



The property...

Entrance Hall- A generously sized entrance hall with front door, stairs to first floor landing, and painted panelled doors to principal rooms. Cloaks cupboard.

Living Room- Measuring a generous 14'10 x 10'4 and with a bay window with front aspect and views over the green to the front. Picture rail and feature fireplace.

Kitchen- Fitted kitchen comprising of a number of cupboards and drawers and offering space for appliances. Fitted understairs cupboard and Pantry cupboard with double doors. Window with views over rear garden. A wonderful feature of the kitchen is how the room is completely open plan to the;

Garden Room- A wonderful addition to the property the garden room enjoys dual aspect views over the garden. The room features a vaulted ceiling with roof window and double doors open to the garden.

Utility Room- A welcomed addition to any property with an array of fitted cupboards, kitchen sink and space for appliances.

Ground Floor Bathroom- The light and bright bathroom is generously sized and features a modern white bathroom suite comprising of a bath with shower over, wc and wash hand basin. Tiled floor and walls. Frosted window to the rear.

First floor Landing- Doors to principal rooms.

Bedroom 1- A generously sized double bedroom with elevated views over the green to the front. Fitted wardrobes and door to;

EnSuite Cloakroom- Suite comprising of wc.

Bedroom 2- A comfortable bedroom enjoying elevated views over the rear garden.

Bedroom 3- A single bedroom with elevated views over the rear garden.





Outside...

Garage- A generously sized, irregularly shaped garage with power points and light. Garage door to the front and pedestrian door and window to the rear.

OUTSIDE

Garden - Occupying a very generous corner plot the garden is a true feature to the property being relatively level and of a Southerly aspect. The garden benefits from being particularly private and makes the most of the sun. There is an extensive area of lawn with mature plants, and fruit trees, and a paved patio which extends from the Garden Room.

Whilst already extended to the ground floor, and subject to the necessary consents and permissions, we feel the property offers potential to be further extended if desired.

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





Location...

Mount Harry Road is a popular road in the sought after Nevill area of Lewes. The property is located within a small square surrounding a communal green with access to the South Downs National Park found at the top of the road. The Nevill development benefits from a local convenience shop found at the bottom of Mount Harry Road, a local bus service providing services to the town centre, a recreation field and children's park. The area also boasts excellent scenic walks across the South Downs National Park with access to the South Downs found just a 2-minute walk away (source Google Maps)

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

Historic Lewes town centre boasts an array of shops, restaurants, cafes and public houses, along with The Depot Cinema, leisure centre and Mainline Railway Station with direct services to London, Brighton and Eastbourne.

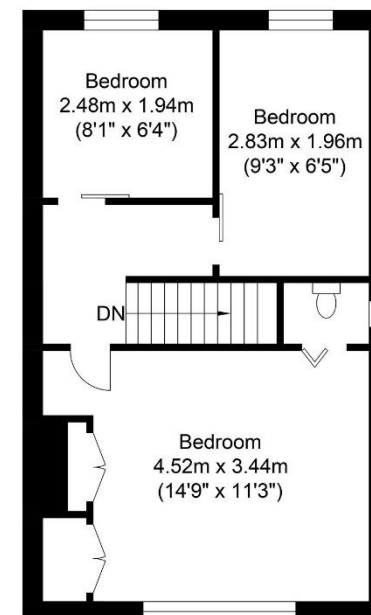
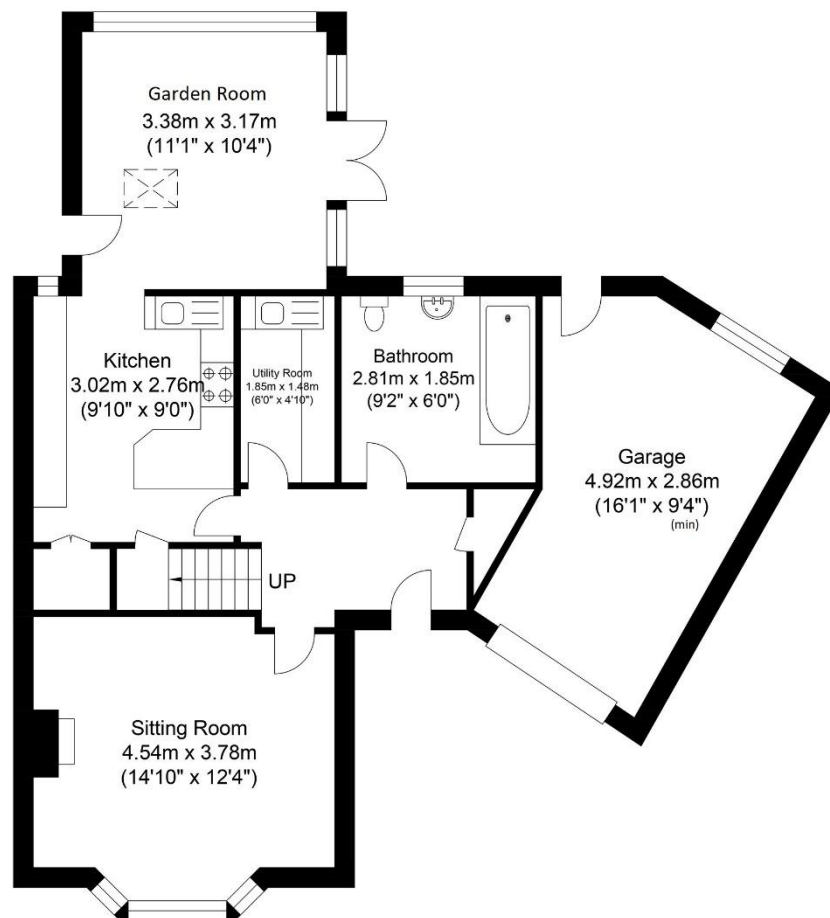


Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating -

Council Tax Band - D



Ground Floor
Approximate Floor Area
936.13 sq ft
(86.97 sq m)

First Floor
Approximate Floor Area
455.74 sq ft
(42.34 sq m)

Approximate Gross Internal Area (Including Garage) = 129.31 sq m / 1391.88 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

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