



£375,000 freehold

4 Barn Road, Lewes, East Sussex, BN7 2JH

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this much-loved semi-detached home in the popular South Malling area of Lewes.

The 2 Double Bedroom property boasts a generously sized rear garden which is of a desirable Westerly aspect. The property further benefits from a Driveway and Garage.

Inside there is a modern Kitchen Breakfast Room, a Sitting Room with fireplace, Conservatory and a Workshop/Utility Room. Upstairs there is a Family Bathroom and 2 Double Bedrooms.

Many properties in the road and immediate area have been extended and we feel, subject to the necessary permissions and consents, 4 Barn Road could also be extended culminating in a modern family home.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor landing, doors to principal rooms. Understairs cupboards. Window to front.

Sitting Room- A generously sized reception with dual aspect light with views over the garden. Fireplace with timber mantel and surround. Patio doors to Conservatory.

Conservatory- Measuring a generous 11'8 x 10'2 and enjoying triple aspect views over the garden and patio doors proving access.

Kitchen/Breakfast Room- Modern fitted kitchen finished in an oak wood design and complimented by black granite look worksurfaces. The dual aspect room enjoys views to the side and rear garden. Door to;

Workshop/Utility Room - A useful Brick-built addition to the property with views over the rear garden. Doors to drive, rear garden and garage.

First floor Landing- Window to the front. Linen cupboard and doors to principal rooms.

Bathroom- Suite comprising of a bath with mixer tap with shower attachment, wc and wash hand basin. The bathroom has tiled walls and a frosted window to the front.

Bedroom- A generous double bedroom with a pair of windows with elevated views over the rear garden. Fitted wardrobe with window.

Bedroom- Another double bedroom with rear aspect window overlooking the rear garden.





Outside...

Front Garden- Laid to lawn with ornamental plants and shrubs.

Rear Garden- A generously sized Westerly facing garden. the garden is mostly laid to lawn with two paved terraces adjacent to the property, one being under a pergola and providing an excellent space to enjoy alfresco dining and entertaining.

Garage- Brick-built and attached to the side of the property.

Driveway- Brick paved and providing off street parking.

Agents Note: Subject to the necessary permissions we do feel the property lends to being extended either to the side or rear as has been achieved by numerous other properties in the road and local area.

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





Location...

Barn Road is located in the popular South Malling area of Lewes and benefits from being within striking distance of the popular South Malling Primary School and a large recreation field and children's playground located at the end of nearby Hereward Way.

The South Malling area boasts a local convenience shop, an M&S local, a community centre with coffee shop, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is located at the end of the road and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

The High Street is surprisingly close by at just a 19 minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

Lewes High Street is full of charm and character and boasts a great selection of shops, restaurants, coffee shops, public houses and The Depot Cinema.

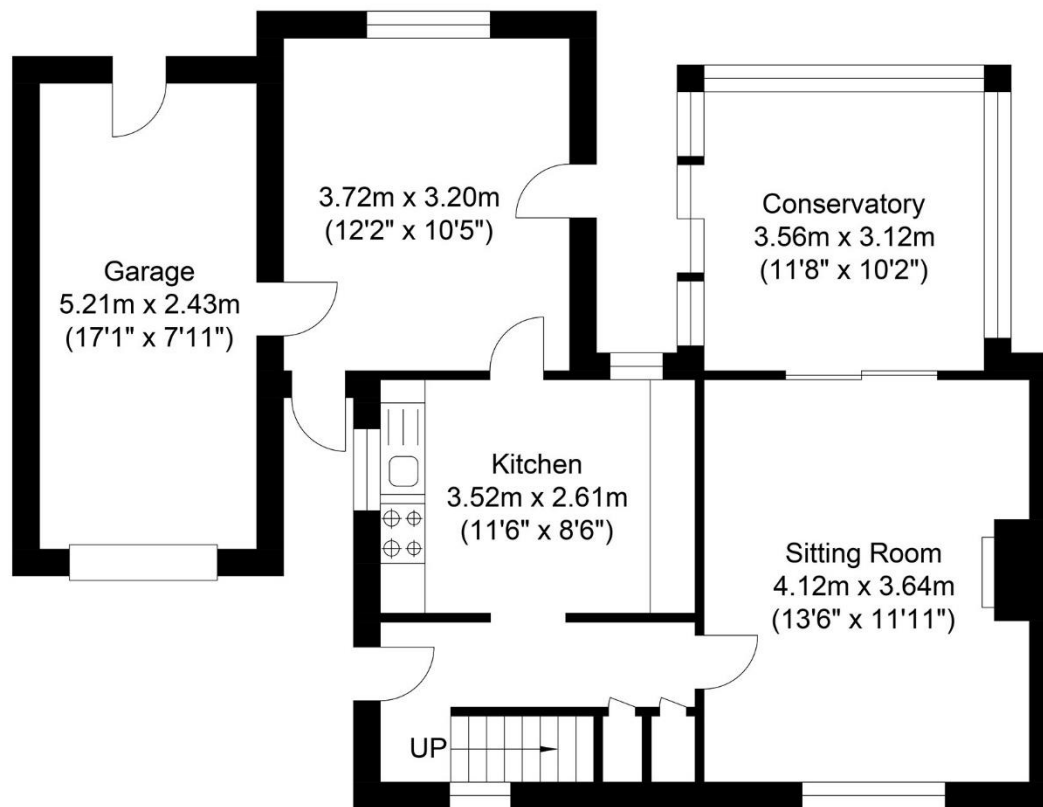
Lewes further benefits from a mainline Railway Station offering direct services to London, Gatwick, Brighton and the coast.

Tenure - Freehold

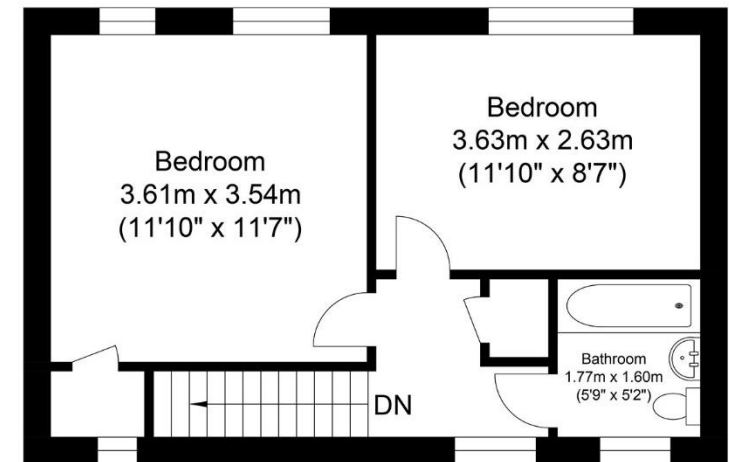
Gas central Heating - Double Glazing.

EPC Rating -

Council Tax Band - B



Ground Floor
Approximate Floor Area
737.32 sq ft
(68.50 sq m)



First Floor
Approximate Floor Area
352.19 sq ft
(32.72 sq m)



Approximate Gross Internal Area (Including Garage) = 101.22 sq m / 1089.52 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