



£475,000 guide price

40 Cross Way, Lewes, East Sussex, BN7 1NE

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# Overview...

A well presented 3 Bedroom home situated in a popular road in the Nevill area of Lewes.

The 3 Bedroom property boasts a generously sized rear garden which faces an enviable Westerly aspect and enjoys views over rooftops to the South Downs.

Inside the property features a Sitting Room with woodburning stove and exposed floorboards, and a modern fitted Kitchen Dining Room finished in a gloss white.

Upstairs there are 3 Bedrooms and a Modern Family Bathroom.

Whilst the property is already well presented there does appear to be further potential to extend if desired. Subject to the necessary permissions and consents we feel there is potential to extend to the rear as others have done so in recent times, in the road.

VIEWING RECOMMENDED





# The property...

## ACCOMMODATION

**Entrance Hall-** Front door, stairs to first floor, white painted panelled door to-

**Living Room-** Measuring a generous 15'1 x 12'2 and featuring beautiful floorboards and a wood burning stove set into the chimney. Pleasant views over the front garden and door to;

**Kitchen Dining Room-** Modern fitted kitchen finished in a timeless gloss white and complimented by wood style worksurfaces and metro style tiled splashbacks. The kitchen comprises of a comprehensive range of cupboards and drawers and provides space for kitchen appliances. The dual aspect kitchen enjoys views and access to the garden. Understairs cupboard.

**First floor Landing-** Window to the side. White painted doors to principal rooms.

**Bathroom-** White suite comprising of a bath with shower over, wc and wash hand basin. Tiled surrounds.

**Bedroom 1-** A generous double bedroom with elevated views over the street and green to the front.

**Bedroom 2-** Another double bedroom with elevated views over the rear garden. Fitted wardrobe with double doors.

**Bedroom 3-** A comfortable bedroom with elevated views over the rear garden. Fitted wardrobe.







## Outside...

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**Front Garden-** A pleasant front garden laid to lawn and enclosed by hedged and fenced gardens.

**Rear Garden-** A more than generously sized rear garden facing of desirable Westerly aspect and features a paved patio and is otherwise laid to lawn and enclosed by fenced boundaries.



Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - C





## Location...

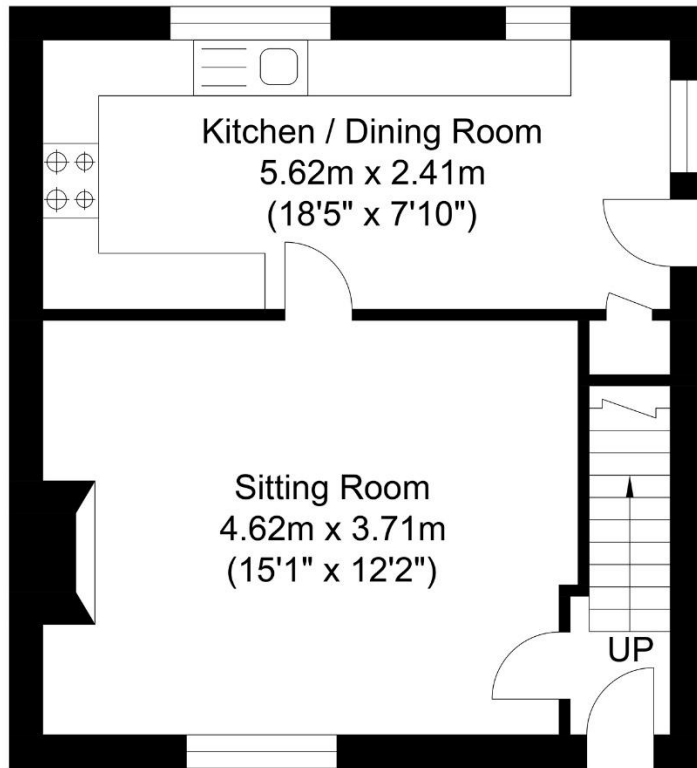
**Cross Way**, is a popular road, in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, a local recreation field and children's park. A village hall and St Marys Social Club are both within striking distance and can be hired for events. The area also boasts excellent scenic walks across the South Downs National Park.

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

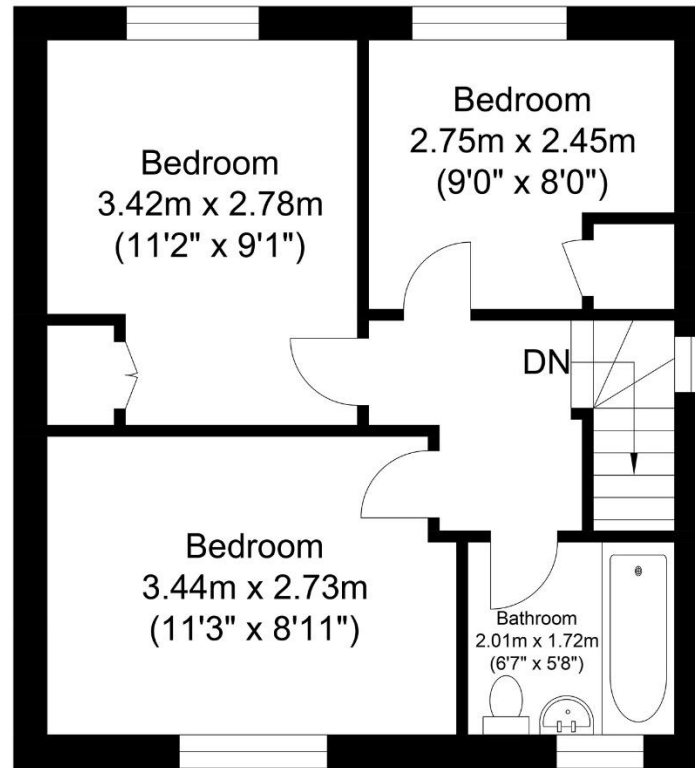
Lewes is the country town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.





Ground Floor  
Approximate Floor Area  
377.27 sq ft  
(35.05 sq m)



First Floor  
Approximate Floor Area  
377.27 sq ft  
(35.05 sq m)

Approximate Gross Internal Area = 70.10 sq m / 754.55 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)

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