



£1,175,000 guide price

66 Prince Edwards Road, Lewes, East Sussex, BN7 1BH

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Overview...

A beautiful example of a modernised family home which retains its Edwardian charm and character, situated in a sought after road in the desirable Wallands area of Lewes.

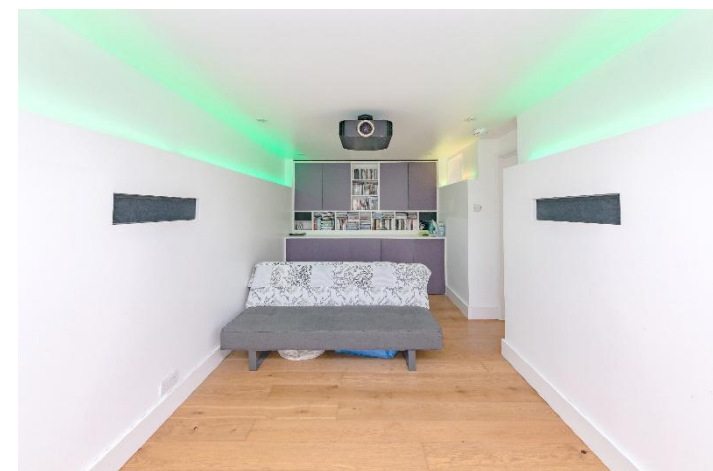
The 1,887 sqft 4 Bedroom semi-detached home boasts some wonderful far reaching views and a landscaped garden of an enviable Southerly aspect.

The property is full of character, boasting exposed floorboards, sash windows ceiling cornice and a wood burning stove.

The accommodation briefly comprises of a Sitting Room, Dining Room, Kitchen Breakfast Room, Ground Floor Cloakroom and a Further Reception Room currently presented as a Cinema Room and Gym.

Upstairs there are 4 Bedrooms and 2 Modern Bathrooms.

Viewings are highly recommended.



The property...

Entrance Hall- Front door with stained glass windows, exposed floorboards, stairs with wooden handrail and painted balustrade to first floor, painted panelled doors to principal rooms.

Ground Floor Cloakroom- Modern white suite comprising of wc and wash hand basin.

Sitting Room- A beautiful room bay window comprising of four sashes with views over the pretty front garden and of the street beyond. The room boasts many character features such as exposed floorboards, ceiling cornice, bespoke cabinetry and fireplace with wood burning stove inset. Bi-fold doors open to;

Dining Room- A light and bright reception with open fireplace, exposed floorboards, ceiling cornice and double doors which open to the garden. internal double doors open to the entrance hall.

Kitchen Breakfast Room- Modern fitted kitchen finished in a gloss white with polished white worksurfaces. The stylish kitchen features integral appliances and benefits from dual aspect natural light with elevated views over the garden. Bi-Fold doors in the dining area open to a terrace which in turn leads to the garden. Stairs lead down from the kitchen to;

Further Reception/Cinema Room- A fantastic addition to the home the 24ft reception benefits from triple aspect natural light and is currently presented as a Cinema Room and Gym.

First Floor Landing- Painted panelled doors to principal rooms, stairs continue to second floor.

Shower Room- A modern shower room with generously sized shower enclosure, wc and wash hand basin set into a vanity unit. Modern tiled surrounds, heated towel rail and window to the side.





Property...

Bedroom 4- A comfortable bedroom with splendid far reaching views over the historic townscape.

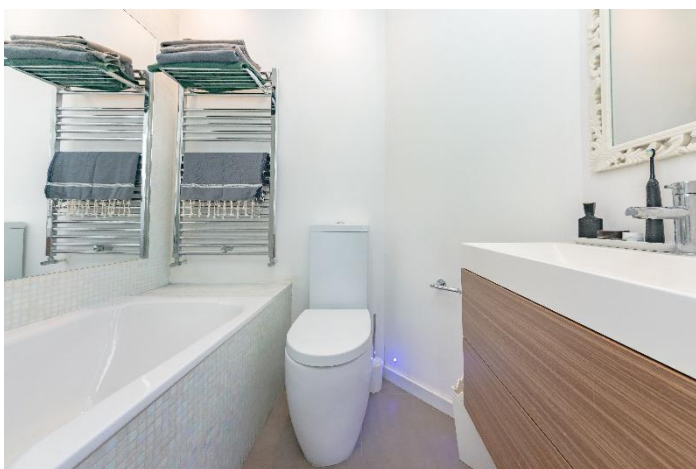
Bedroom 3- A double bedroom with splendid far reaching views over the historic townscape.

Bedroom 1- A generously sized bedroom with bay window comprising of four sash windows with elevated views over the pretty tree-lined street below. Further sash window, fitted wardrobes and door to;

EnSuite Bathroom- Modern bathroom comprising of a bath with shower over, wc and wash hand basin set into a vanity unit.

Second Floor Landing - Door to walk in Loft and door to;

Bedroom 2- A generously sized double bedroom with fitted wardrobes and double doors which open to a juliet balcony with far reaching views of the historic townscape and South Downs in the distance.





Outside and Location...

Garden- A superb landscaped garden of an enviable Southerly aspect. The garden is mostly laid to lawn with a paved patio and a modern timber-built gazebo. The walled garden feels particularly private and is not overlooked from the rear. The garden is surrounded by well stocked raised beds and there is gated access to the side of the property. Accessible from the Kitchen Breakfast Room with a raised terrace which provides a great space for al fresco dining and entertaining. Steps lead down from the terrace to the rest of the garden.

Prince Edwards Road is a rarely available but highly desirable street located in the heart of the Wallands area of Lewes. The wide tree-lined road typically comprises of traditional Edwardian Detached and Semi-Detached homes. The property is in a private position and within easy access to Baxters Field, a public accessible green space and recreation field.

The popular location is just a 13 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just a 19 minute walk away (Source Google Maps) and offers direct services to London, Gatwick and Brighton.

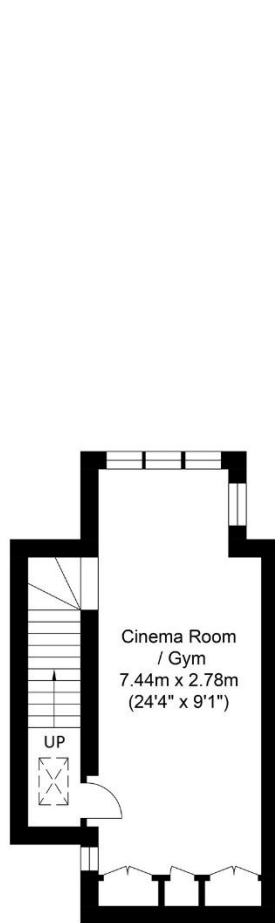
Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.

Tenure - Freehold

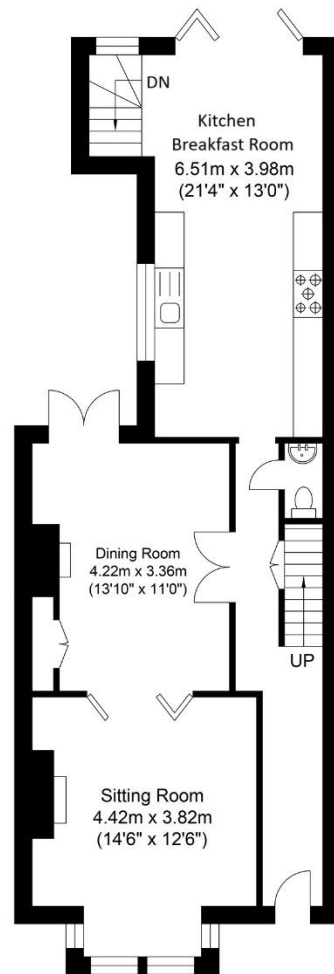
EPC Rating - TBC

Council Tax Band - F

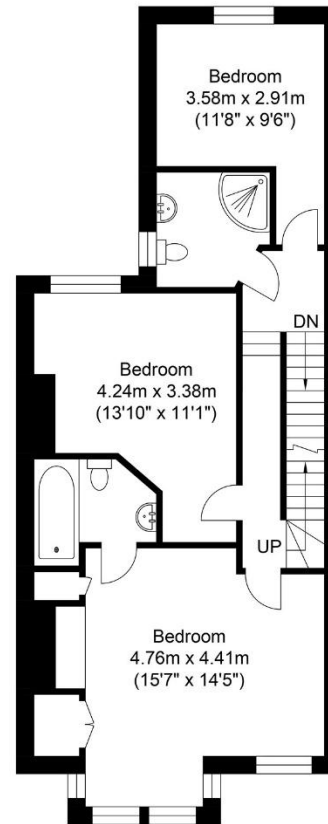




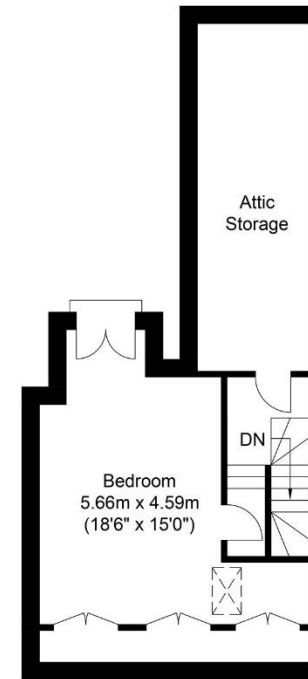
Lower Ground Floor
Approximate Floor Area
272.86 sq ft
(25.35 sq m)



Ground Floor
Approximate Floor Area
662.41 sq ft
(61.54 sq m)



First Floor
Approximate Floor Area
579.09 sq ft
(53.80 sq m)



Second Floor
Approximate Floor Area
372.43 sq ft
(34.60 sq m)



Approximate Gross Internal Area = 175.29 sq m / 1886.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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