



£800,000-£850,000 guide price

2a King Henrys Road, Lewes, East Sussex, BN7 1BT

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Overview...

A rarely available 4 Bedroom Detached Home situated in a sought after road in the desirable Wallands area of Lewes.

The 1,276 st ft home boasts a Southerly Facing Garden, Off Street Parking and Garage and some wonderful Views which extend as far as the Ashdown Forest.

The well presented property features a Sitting Room with floor to ceiling windows over looking the front garden, a Dining Room with exposed floorboards, a Kitchen and Ground Floor Cloakroom.

Upstairs there is a light and bright Bathroom and 4 Bedrooms, three of which are double bedrooms and all benefit from fitted wardrobes.

Whilst the property is well presented there is the opportunity to further develop, potentially by converting the integral garage into living accommodation (stpp) or perhaps by creating a more open plan layout if desired. Alternatively by extending to the side of rear, again stpp.



The property...

Entrance Porch- Front door, internal door to;

Entrance Hall- Stairs to first floor landing. Understairs storage cupboard. Doors to principal rooms and feature glazed panel to Living Room.

Living Room- Measuring a generous 17'8 11'5 the particularly light and bright room features floor to ceiling windows overlooking the front garden, exposed, white painted floorboards and modern fire. Double doors to;

Dining Room- Exposed, white painted floorboards, double doors and windows to the rear garden.

Kitchen- Modern fitted kitchen in a beech wood design and complimented by stone look worksurfaces and tiled splashbacks. The dual aspect room enjoys views and access over the rear garden.

Ground Floor Cloakroom- White suite comprising of wc and wash hand basin. Window to rear. Half tiled walls.

First floor Landing- A spacious landing with window to the side and beautiful oak panelled doors to principal rooms.

Bathroom- Modern bathroom suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the rear.

Bedroom 1- Measuring a generous 13'11 x 11'10 boasting elevated views which extend as far as the Ashdown Forest. Fitted wardrobe.

Bedroom 2- A generous double bedroom with far reaching views to the front. Fitted wardrobes.

Bedroom 3- Another double bedroom with fitted wardrobe and elevated views over the rear garden.

Bedroom 4- A comfortable bedroom with fitted wardrobes and elevated views over the rear garden.





Property and Outside...

Integral Garage- With power and light.

Driveway - Providing Off Street Parking in front of the garage.

OUTSIDE

Rear Garden- Facing an enviable Southerly Aspect and wrapping around the property to two sides. The garden feels particularly private and benefits from gated access to the side. The garden has been landscaped to provide a brick laid terrace with raised flower beds created from railway sleepers and well stocked with mature plants and shrubs.



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



Location...

King Henrys Road is located in the highly desirable and sought after Wallands area of Lewes. Wide tree lined streets, and easy access to the town centre and also the South Downs National Park makes the area popular with families along with access to public parks and recreation fields. The area benefits from a local convenience shop at Leicester Road and access to the South Downs can be found a short walk away at the end of King Henrys Road via Hill Road.

Lewes High Street is surprisingly close at just an 11 minute walk away via the picturesque Castle Grounds. The town centre offers many individual shops, restaurants, cafes and public houses, with the wider area offering The Pells outdoor swimming pool, leisure centre, and The Depot Cinema.

Lewes also boasts a Mainline Railway Station with regular services to London and Brighton and Gatwick.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

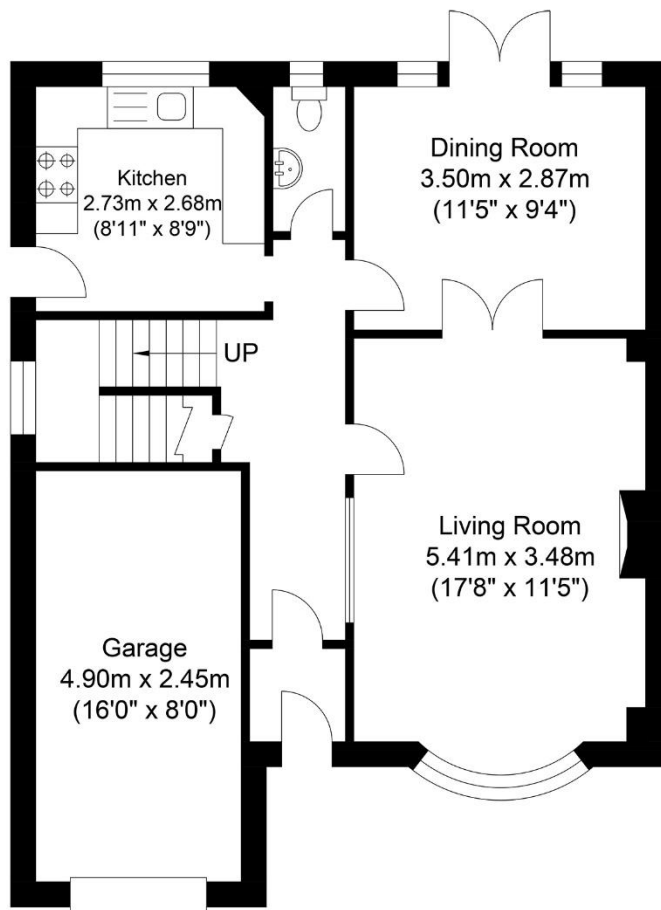


Tenure - Freehold

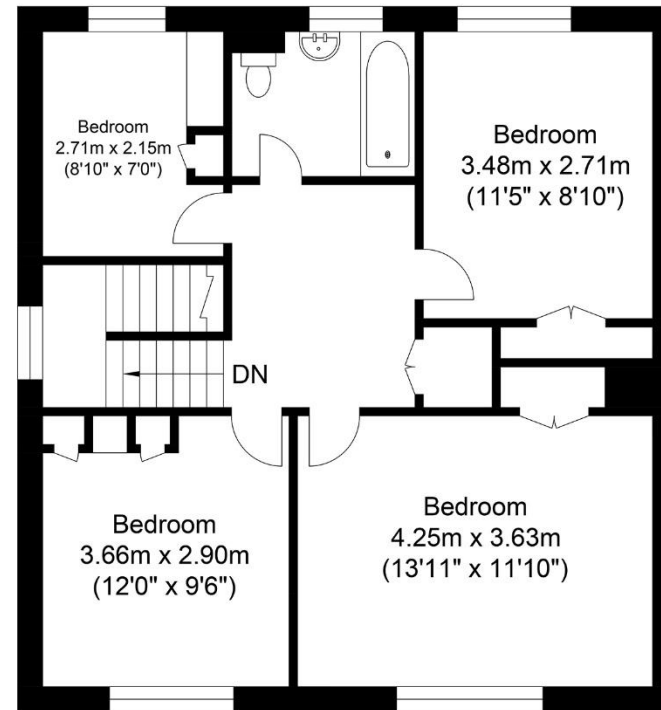
Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - F



Ground Floor
Approximate Floor Area
664.24 sq ft
(61.71 sq m)



First Floor
Approximate Floor Area
612.25 sq ft
(56.88 sq m)



Approximate Gross Internal Area (Including Garage) = 118.59 sq m / 1276.49 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

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