



£425,000 - £445,000 guide price

2 Churchill Road, Lewes, East Sussex, BN7 2TH

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Overview...

A great example of a 3 bedroom family home boasting a generously sized and beautifully kept South Westerly facing rear garden.

The property is located towards the bottom of the Landport area of Lewes benefiting from almost immediate access to the local countryside.

The property is of generous size but we feel offers potential to further extend stpp.

The property features a Sitting Room with fireplace, Kitchen Breakfast Room and Utility Room, a modern Conservatory measuring a superb 18ft and enjoying views over the garden.

Upstairs we find 3 bedrooms, two of which are comfortable double bedrooms, and a modern family bathroom.

Viewings are highly recommended.



The property...

Approach – Garden gate opens to pathway leading to front door and gated access to rear garden.

Entrance Hall – A spacious entrance hall with panelled doors to principal rooms. Stairs with wooden handrail and balustrade to first floor.

Sitting Room – Measuring a generous 12'5 x 13'6 and featuring a brick built fireplace. Opening to;

Conservatory – Modern built conservatory with triple aspect views to the garden. The conservatory essentially crosses the full width of the property providing a spacious flow to the property with direct access to the Sitting Room and also Kitchen Breakfast Room. Double doors to Garden.

Kitchen / Breakfast Room - Fitted kitchen comprising of a range of wall and base units with cupboards and drawers, finished in an oak wood style. Opening to Conservatory. And door to;

Utility Room – Further array of fitted kitchen cupboards and drawers. Larder Cupboard. Door to entrance hall, door to side access and views over front garden.

First Floor Landing – panel doors to principal rooms. Window to the front.

Bathroom - Modern white suite comprising of a tear shaped bath with shower over and glass screen door. Low level W.C. Wash hand basin set into a vanity unit. Tiled surrounds and window to front and to the side.





Property and Outside...

Bedroom 1 – A double bedroom with views over the rear garden.

Bedroom 2– A further double bedroom with elevated views over the rear garden. fitted wardrobe and linen cupboard.

Bedroom 3 – Single bedroom with picture rail and fitted wardrobe. Window to the front.

Outbuildings – Brick built outbuildings comprising of garden shed, workshop and cloakroom.

Front Garden – Laid to lawn and enclosed by flower beds and picket fence.

Rear Garden – A pretty rear garden and a credit to the property. The South Westerly facing garden is of a generous size and enjoys views to the South Downs and Chalk Pit. The garden is mostly laid to lawn but has a colourful array of established plants and shrubs and incorporates two water features and a paved patio area.





Location...

Churchill Road is located towards the bottom of the Landport area of Lewes, boasting easy access to the local countryside and woods. Almost in front of the property behind a communal green and childrens park a farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.

Lewes benefits from a mainline Railway Station offering direct services to London and Brighton.

Tenure - Freehold

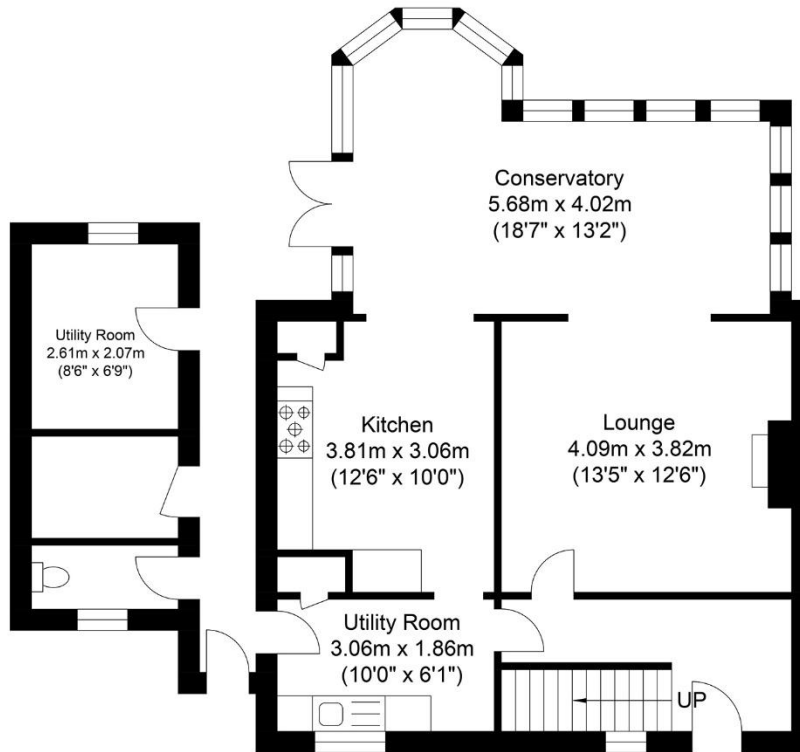
Gas central Heating - Double Glazing.

EPC Rating - E

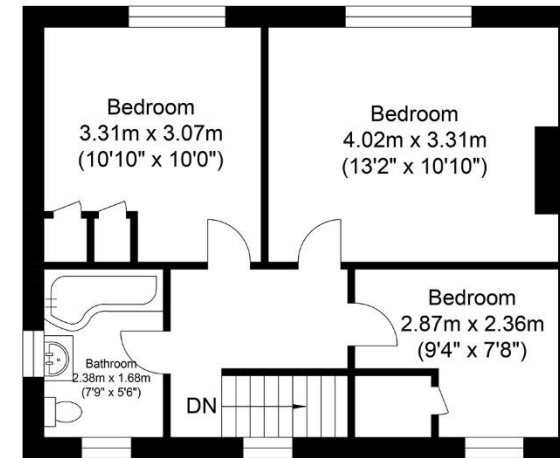
Council Tax Band - C

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





Ground Floor
Approximate Floor Area
769.83 sq ft
(71.52 sq m)



First Floor
Approximate Floor Area
451.0 sq ft
(41.90 sq m)

Approximate Gross Internal Area = 113.42 sq m / 1220.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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