



£550,000 guide price

31 Firle Crescent, Lewes, East Sussex, BN7 1QG

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# Overview...

We are pleased to market for sale this Extended property in the popular Nevill Area of Lewes.

The 2 Double Bedroom, Semi-Detached home boasts some magnificent Far Reaching Views of the South Downs with access to the National Park just a few steps from the front door.

Whilst already extended, we do feel the property offers further potential, subject to the necessary permissions and consents, but is often achieved in the immediate area.

Outside the property features a pretty garden of an enviable South Easterly Aspect, and benefits from a Driveway and Garage.

Inside there is an impressive 18ft x 15ft Kitchen Dining Room, which makes the most of the Downland Views, a Sitting Room with open fireplace and a useful Utility Room and Ground Floor Cloakroom. Upstairs there are 2 Double Bedrooms and a Modern accessible Shower Room.

VIEWING RECOMMENDED





# The property...

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## ACCOMMODATION

**Entrance Hall-** Front door, stairs to first floor, door to-

**Sitting Room-** A light and bright sitting room with bay window with views over the front garden, open fireplace with stone mantel and surround, and picture rail. Sliding door to;

**Kitchen Dining Room-** An L Shaped room measuring a generous 18'3 x 15'3 and enjoying magnificent far reaching views of the South Downs. The dual aspect room is flooded with natural light and features a generously sized sky light. The kitchen comprises of an excellent choice of cupboards and drawers and a door opens to a rear lobby, with door to Garage, door to the rear Garden and door to;

**Utility Room/Ground Floor Cloakroom-** Suite comprising of a wc and sink. Window to the rear and quarry tiled floor. Space and plumbing for appliances.

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

**Shower Room-** A generously sized room, recently fitted with a modern white suite comprising an accessible Wet Room style of shower enclosure, wc and wash hand basin. Modern tiled surrounds and window to the rear.

**Bedroom 1-** A generous double bedroom with front aspect window. Picture rail and fitted wardrobes.

**Bedroom 2-** A double bedroom with rear aspect bay window boasting glorious views over the South Downs. Fitted wardrobe with panelled door. Picture rail.







## *Property and Outside...*

**Garage-** A useful integral garage with power point and light. Sliding timber built garage door.

**Driveway-** Providing Off Street Parking in front of the Garage.

**Rear Garden-** A delightful Landscaped Garden of a desirable South Easterly Aspect. The Garden boasts some far reaching Views of the South Downs and features a raised decked terrace under a pergola which makes the most of the views. The garden is otherwise laid to lawn with a garden path which leads to a raised ornamental pond with water feature and a further paved patio.

Whilst the property has already been extended, subject to the necessary permissions and consents we do feel the property offers the opportunity to further extend and develop if desired.

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







## Location...

**Firle Crescent**, is a popular road in the sought after Nevill area of Lewes. Located at the very top of the development the road provides Direct Access to the South Downs National Park and some magnificent panoramic Views. The Nevill development benefits from a convenience shop, a local bus service providing regular services to the town centre, a local recreation field and children's park. A church hall and St Marys Social Club are both within striking distance and can be hired for events. The area further benefits from excellent scenic walks across the South Downs National Park.

**The High Street** offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema. The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance of the High Street.

Lewes boasts a Mainline Railway Station offering direct trains to London Victoria, Gatwick, and Brighton.

The historic market town further benefits from an excellent of Schools, catering for all ages from Nursery, many well referred Primary Schools, The Priory Secondary School and also South Downs Tertiary College. Lewes also offers schooling at Lewes Old Grammar.

Lewes prides itself on its array of sports including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

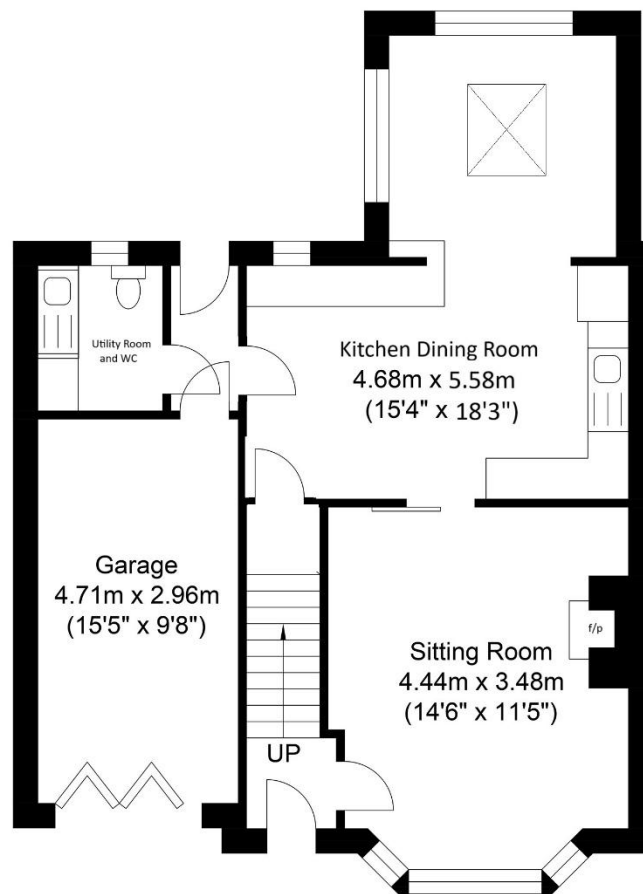
Tenure - Freehold

Gas central Heating - Double Glazing.

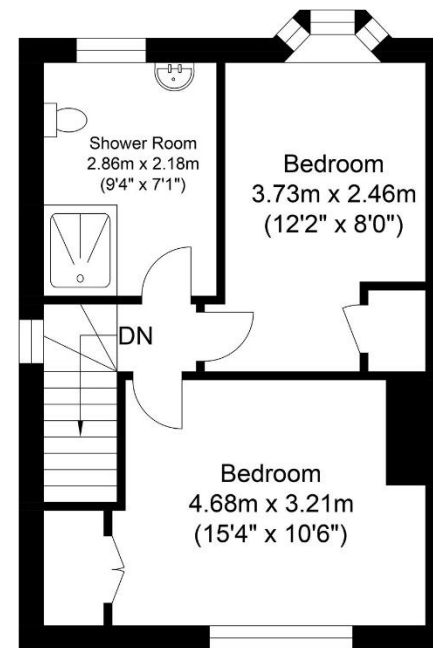
EPC Rating - TBC

Council Tax Band - D





Ground Floor  
Approximate Floor Area  
624.84 sq ft  
(58.05 sq m)



First Floor  
Approximate Floor Area  
347.56 sq ft  
(32.29 sq m)

Approximate Gross Internal Area (Including Garage) = 90.34 sq m / 972.41 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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