



£380,000 offers in excess of  
96 Blois Road, Lewes, East Sussex, BN7 2TS

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# Overview...

A well presented, light and bright, 3 Bedroom home located in the popular Landport area of Lewes.

The property is situated in an elevated position boasting some impressive far reaching views of the South Downs and of the Ashdown Forest in far distance.

Inside the property offers a generously sized Sitting Room with open fireplace, a Dining Room with views of the rear garden and a Modern dual aspect Kitchen.

Upstairs there is a Bathroom with separate Cloakroom, and 3 Bedrooms, with either views of the garden or of the South Downs to the front.

The rear garden is of an enviable South Westerly Aspect making the most of the available sun shine. Within the garden is a useful Workshop which offers further potential, perhaps as a home office, if desired.

VIEWING RECOMMENDED





# The property...

**Entrance Hall-** Front door, stairs to first floor, doors to principal rooms-

**Sitting Room-** Measuring a generous 14'4 x 11 and featuring a pretty fireplace with open fireplace and timber mantel and surround. The Sitting Room is in an elevated position which makes the most of the natural light and offers glimpses of the South Downs. Double opening to;

**Dining Room-** Window the rear enjoying views over the rear garden.

**Kitchen-** Modern fitted kitchen finished in a timeless white in a cottage style with wooden handles and wooden worksurfaces. The dual aspect kitchen is full of natural light and a door provides access to the garden.

**First floor Landing-** Stripped wood doors to principal rooms. Linen Cupboard.

**Bathroom-** White suite comprising of a bath with shower over and wash hand basin set into a vanity unit. Exposed floorboards and white tiled surrounds with a mosaic border. Window to the rear

**Separate WC** - Separate to the bathroom with white suite and window to the rear.

**Bedroom 1-** A generous double bedroom with front aspect window with far reaching elevated views of the South Downs and Ashdown Forest in the far distance.

**Bedroom 2** - A double bedroom with rear aspect window overlooking the rear garden.

**Bedroom 3-** A comfortable bedroom with exposed floorboards and far reaching views of the South Downs.







## Outside...

**Workshop** - Brick and block built providing a useful storage area with pedestrian door and window to the front. With further works we do feel the workshop offers potential, perhaps as a home office.

**Rear Garden**- Of a desirable South Westerly aspect and not overlooked from the rear. The garden is arranged into two areas with an area of lawn and a paved patio. The garden is enclosed by fenced boundaries and benefits from gated access to the side and rear.

Subject to the usual permission and consents we do feel the property offers the opportunity to complete a loft conversion as neighbors have done so in the road.



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





## Location...

Blois Road is located at the top of the Landport area of Lewes, boasting easy access to the local countryside and woods. Steps lead up from Blois Road crossing Offham Road and lead onto the South Downs and offer a short cut to the popular Wallands Primary School.

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.



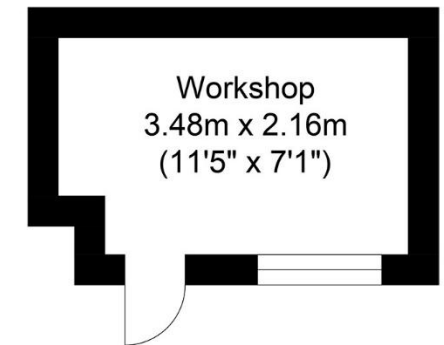
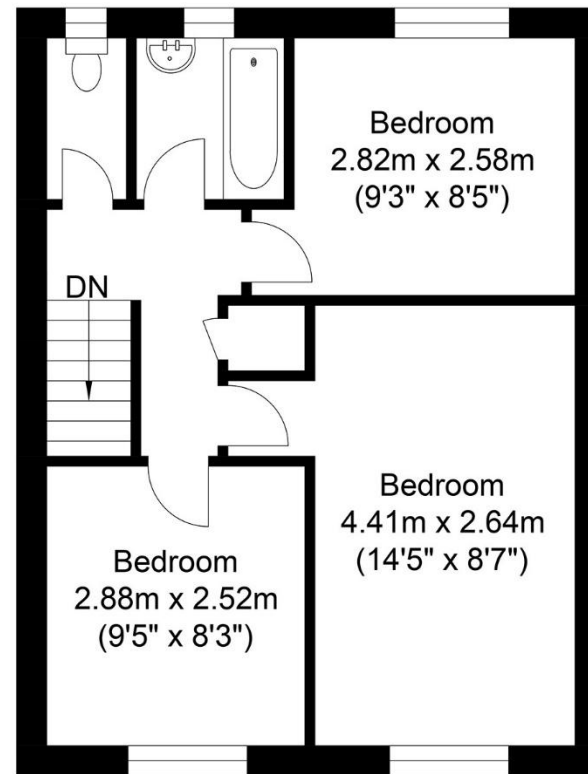
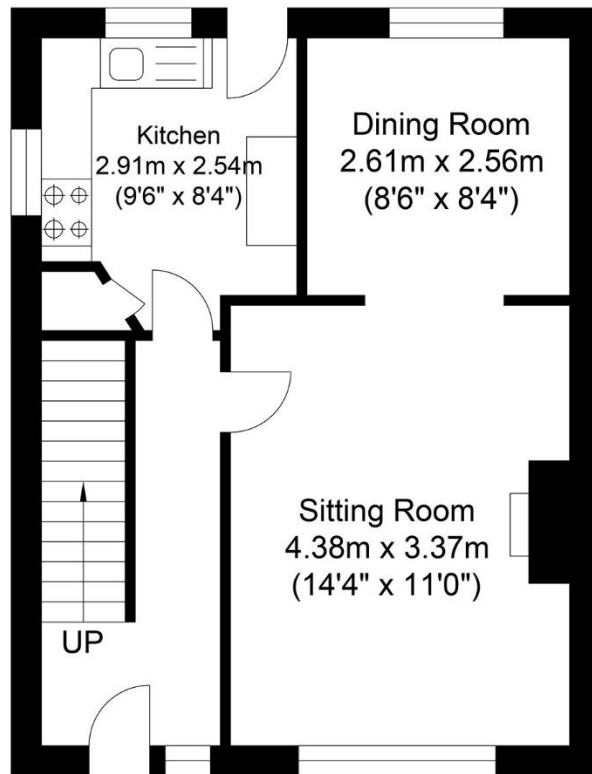
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
397.83 sq ft  
(36.96 sq m)

First Floor  
Approximate Floor Area  
397.83 sq ft  
(36.96 sq m)

Outbuilding  
Approximate Floor Area  
78.03 sq ft  
(7.25 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 73.92 sq m / 795.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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