



£1,200,000 - £1,250,000 guide price

25 King Henrys Road, Lewes, East Sussex, BN7 1BY

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Overview...

We are pleased to market for sale this wonderful 5 Double Bedroom, Detached home with Off Street Parking, in one of Lewes' most favoured roads in the desirable Wallands area of Lewes.

The 2,500 sq ft home boasts truly spectacular Views which extend over the Ouse Valley and reach as far as the Ashdown Forest in the far distance.

Inside there are many character features such as pretty ornate fireplaces, panelled doors, ceiling cornices and picture rails.

The garden is of a very generous size and not overlooked from the rear and boasts some beautiful views across the Ouse Valley and South Downs.

The accommodation is both flexible and adaptable and is well presented throughout.

The property offers a Drawing Room with fireplace and views across the garden, an inter-connecting Sitting Room and Dining Room with bi-folding doors to separate the spaces when desired. Both receptions rooms feature fireplaces, sash windows and the Dining Room has particularly nice views. There is a Modern Kitchen Breakfast Room, external Utility Room and a Ground Floor Cloakroom. Upstairs over two floors we find two Modern Bathrooms and 5 Double Bedrooms.



The property...

ENTRANCE HALL- A generous entrance hall with staircase with wooden handrail and balustrade leading to the first floor. Painted original panelled doors to principal rooms. Fitted cupboard. Door to rear lobby which in turn opens to the rear garden.

DRAWING ROOM- A beautiful reception room full of charm and character, boasting many character features including ceiling rose, ceiling cornicing, picture rails and fireplace with decorative painted tiles inset. The room further benefits from a squared bay window comprising of a 4 sash windows enjoying views over the rear garden.

SITTING ROOM- An inter-connecting room with the adjoining Dining Room and divided with panelled bi-folding doors. The Sitting Room features an ornate fireplace, picture rails, ceiling cornice and rose and a sash window with views over the front garden.

DINING ROOM- A light and bright reception overlooking the garden and impressive views of the countryside beyond. The reception retains many original features include an ornate fireplace.

KITCHEN BREAKFAST ROOM- Modern fitted kitchen finished in a cream colour and complimented by granite look worksurfaces and tiled splashbacks. Sash window to the front and a door provides access to the courtyard.

GROUND FLOOR CLOAKROOM- Suite comprising of a wc and wash hand basin. window to the side.

FIRST FLOOR LANDING- Stripped wood panelled doors to principal rooms stairs continue to second floor. Sash window to the side.

BATHROOM- A gorgeous modern bathroom suite comprising of a freestanding bath with rainfall shower over, wc and wash hand basin. Beautiful, timeless, white tiled walls and a pair of windows create a light and bright bathroom suite.



The property...

BEDROOM 1- Boasting magnificent far reaching views over the Ouse Valley which reach the Ashdown Forest in the far distance. The bedroom features a fitted wardrobe with painted panelled doors, an ornate fireplace with beautiful blue tiled insets.

BEDROOM 2- Also benefitting from the stunning views of the local countryside and Ashdown Forest. The bedroom features an ornate fireplace and picture rails, and a wardrobe with double doors.

BEDROOM 4- A double bedroom with fitted wardrobe and sash window with elevated views over the tree lined street outside. Picture rail.

BEDROOM 5- A comfortable double bedroom with cast iron fireplace and sash window with elevated views over the tree lined street outside. Picture rail and fitted shelves into chimney recess.

SECOND FLOOR LANDING- Sash window to the side and panelled doors to principal rooms.

BEDROOM 3- A double bedroom featuring exposed floorboards and sash window to the side with views of the South Downs.

SHOWER ROOM- A beautiful modern suite comprising of a shower enclosure, wc and wash hand basin. the white suite is complimented by grey surrounds and a roof window. Door opens to undeveloped eaves storage area.

LOFT SPACE- Walk in Loft with floorboards. The area is not yet development but we feel, subject to the usual permissions and consents, offers potential to re-develop into further accommodation if desired. The views available from this space would be stunning.





Outside...

DRIVEWAY- Providing off street parking for one vehicle.

REAR GARDEN- A generously sized rear garden which enjoys far reaching views and is not overlooked from the rear. The garden boasts mature plants and shrubs offering height and privacy to the garden and is arranged into three prime areas with a well planted rockery leading to the first area of lawn. Just three steps then lead you into the second area of lawn with further mature plants and shrubs and two more steps lead you into the final area of the garden with mature trees to the borders.

FRONT GARDEN- Presented as a courtyard accessible from the kitchen, the area has two brick built structures, one housing two garden stores and an outside toilet. The other building is used as a **Utility Room** with space and plumbing for appliances and features a wash hand basin and window to the side.

Title - Freehold

Gas Central Heating

EPC Rating - D

Council Tax Band - G





Location...

King Henrys Road is a rarely available but highly desirable road located in the sought after Wallands area of Lewes. King Henrys Road is a wide tree lined road typically comprising of traditional Edwardian Detached and Semi-Detached homes. The property is in a private position and within easy access to the South Downs National via Hill Road.

The popular location is just a 16 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 an 18 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.



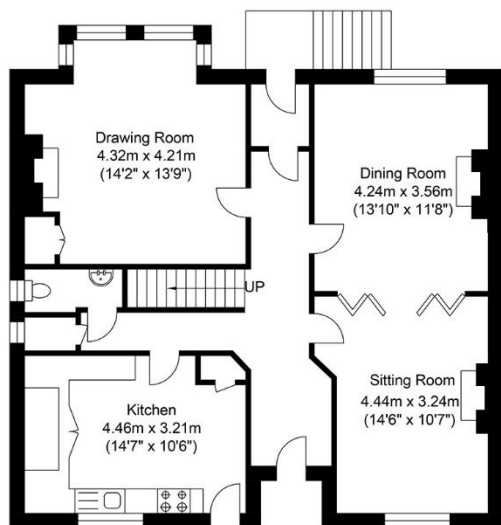


Enquiries...

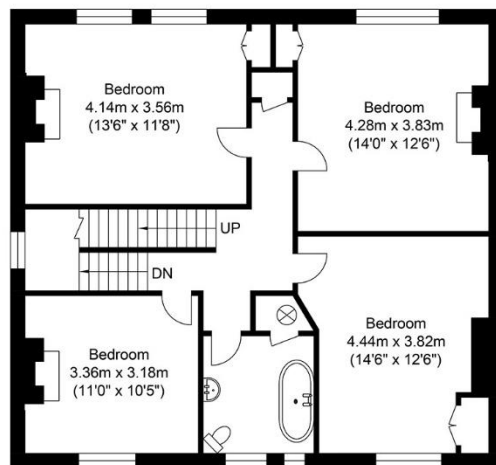
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

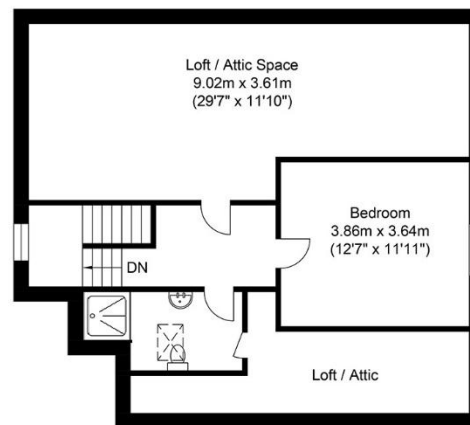
lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
902.01 sq ft
(83.80 sq m)



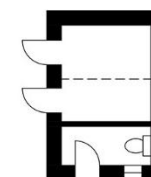
First Floor
Approximate Floor Area
896.95 sq ft
(83.33 sq m)



Second Floor
Approximate Floor Area
726.99 sq ft
(67.54 sq m)



Outbuilding
Approximate Floor Area
63.29 sq ft
(5.88 sq m)



Outbuilding
Approximate Floor Area
56.40 sq ft
(5.24 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 234.67 sq m / 2525.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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