



£525,000-£550,000 guide price

15 Grange Road, Lewes, East Sussex, BN7 1TS

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# Overview...

A great opportunity to purchase a well presented 3 Bedroom, 2 Bathroom maisonette, with share of freehold, situated on one of Lewes' most favoured roads in the town centre.

The property boasts a private entrance away from communal spaces and an Extensive South Facing Garden. There are many character features to be found including, a fireplace, ceiling cornices and roses, panelled doors and exposed floorboards.

Formerly two flats the property offers flexible and adaptable accommodation over two floors with a high quality bespoke made solid wood kitchen, which is open plan to the Dining Room and leads to a pleasant Sun Room. The principal Bedroom with EnSuite Bathroom is also on this floor with 2 Further Bedrooms and a Sitting Room with fireplace and Juliet Balcony on the floor above.

VIEWING RECOMMENDED





# The property...

**Approach-** The property can be entered via the communal entrance hall via the raised ground floor or via its own private front door accessible down the steps from the street level.

**Entrance Hall-** Front door, fitted cupboard, stripped wood panelled door to Bedroom, door to Cloakroom and glazed door to Kitchen Dining Room.

**Bedroom 1-** A generously sized double bedroom with bay window comprising of two sashes. Fitted wardrobes set into chimney recess. Stripped wood panelled door to;

**EnSuite-** Modern bathroom with suite comprising of a freestanding roll top bath with rainfall shower over, wc and wash hand basin of a bowl design. Tiled floor and tiled walls.

**Cloakroom-** Modern suite comprising wc and wash hand basin.

**Kitchen Dining Room-** Measuring an enviable 20ft x 17 the L shaped room features a Bespoke Solid Wood Kitchen with solid wood worksurface. The kitchen comprises of an excellent choice of cupboards and drawers and provides space for appliances. The kitchen area is open plan to the Dining Area with features double doors which open to the splendid garden. Stairs lead up to the floor above and double doors open to the Sun Room.

**Sun Room-** Conservatory style roof. Double doors with floor to ceiling windows either side open to the garden.

**Raised Ground Floor Hall-** Stripped wood panelled doors to principal rooms. Door to communal entrance hall.

**Sitting Room-** A wonderful reception room with many character features including, an ornate fireplace, with marble surround and mantel, decorative ceiling cornice and exposed floorboards. The room further benefits from a Juliet Balcony enjoying views over the South Facing Garden.







## *Property and Outside...*

**Bedroom 2-** A generous double bedroom with bay window comprising of three sashes and enjoying elevated views over Grange Road. Decorative ceiling cornice and ceiling rose, exposed floorboards.

**Bedroom 3-** A comfortable bedroom with elevated views over the delightful rear garden.

**Shower Room-** Modern shower room with suite comprising of a shower enclosure with generously sized shower, with fixed glass screen and tiled surrounds. Wc and wash hand basin set into a vanity unit, heated towel rail.

### **OUTSIDE**

**Rear Garden-** A wonderful and enviable feature of the property is the extensive South Facing rear garden. Landscaped to provide a brick laid terrace adjacent to the property with steps leading to the remainder of the garden which is laid to lawn with mature plants and shrubs providing privacy and speckled shade in places. The garden is enclosed by a walled boundary and benefits from gated access to the side.







## Location...

**Grange Road** is situated in the heart of historic Lewes town centre in the residential suburb of Southover.

The area boasts some of the most historical properties to be found in Lewes including the Anne of Cleves property. Equally found dotted amongst these Victorian, Georgian and Tudor homes we find some of Lewes' best examples of modern architecture.

Southover is home to the beautiful Grange Gardens, Priory Ruins and The South Downs National Park can be found to the western boundary. Lewes Mainline Railway Station and Historic High Street are just a short walk from the property as is the Southdowns Sports Club.

The area is served by popular well reputed state schools catering for all ages. Lewes Old Grammar School is also within easy walking distance.

Lewes town centre boasts an array of shops, restaurants and public houses along with many antique centres, The Depot Cinema, Leisure Centre, and also the Pells open air swimming pool.

Lewes is proud to be home to a number of clubs, including football, rugby, golf, tennis, cricket, stoolball, cycling and athletics to name a few.

Tenure - Share of Freehold with apx 983 years remaining

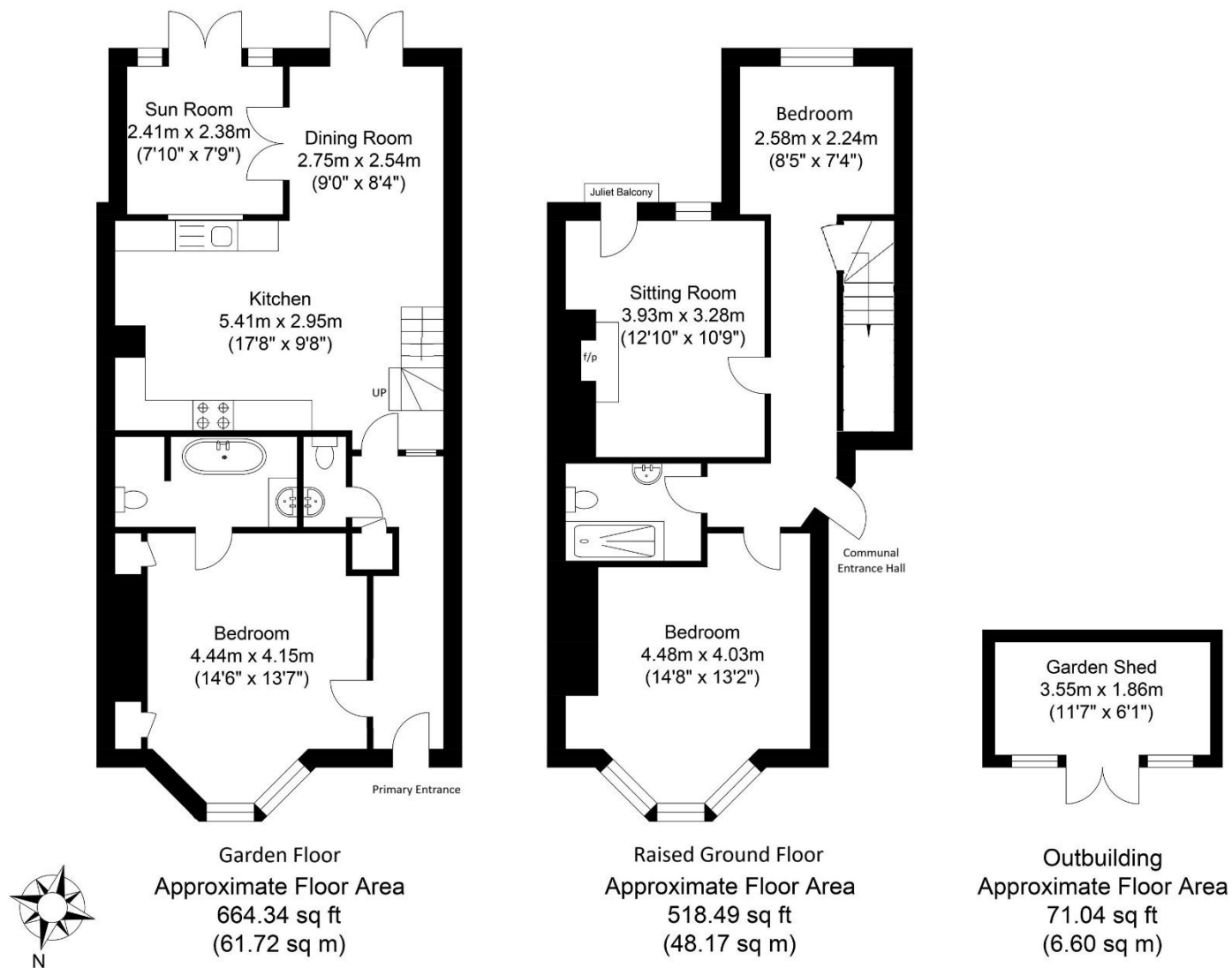
Maintenance Charge- 2024 charges were apx £1,000 for the year. Number 15 has a 45% responsibility of upkeep of the building.

Gas central Heating

EPC Rating - C

Council Tax Band - C





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