



£725,000-£750,000 guide price

106-108 Western Road, Lewes, East Sussex, BN7 1RR

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# Overview...

A wonderful opportunity to purchase this sympathetically but stylishly refurbished home. With a keen eye to detail there are high quality features to be found throughout this town centre property.

Double doors lead into to an impressive open plan Living, Kitchen, Dining Room which features a gorgeous bespoke made kitchen by Inglis Hall. The dual aspect room is full of character boasting exposed beams, reclaimed traditional radiators and exposed ironwork adding a light industrial feel to the reception space. The ground floor further benefits from a secondary kitchen and double doors open to the Southerly Facing Courtyard Garden.

Upstairs to the first floor we find a generously sized Drawing Room / Bedroom a stunning stylish Shower Room and a further double bedroom.

The top floor was once three rooms but has now generously been given to the principal bedroom suite creating a palatial 23ft bedroom with vaulted ceiling. The suite boasts a Dressing Area and EnSuite with sumptuous freestanding rolltop bath.





# The property...

## Open Plan Living, Kitchen, Dining Room-

Measuring an enviable 27ft x 20ft the wonderfully light and bright, dual aspect room is centred around a beautiful handmade English Hall Kitchen. The open plan space has been designed with entertainment in mind with a front of house style of Kitchen in the main reception space which is accompanied by a secondary kitchen in a separate area to the rear.

**Living and Dining Areas-** Flooded with natural light from the almost floor to ceiling bay windows and glazed double doors, the reception area features exposed beams to the ceilings and distressed oak wood floors. A Morso wood burning stove is set into a chimney breast and traditional reclaimed radiators.

**Kitchen Area-** The primary kitchen is a gorgeous high quality bespoke Kitchen by Inglis Hall. The cabinetry is finished in a striking blue and complimented by exquisite Carrara marble worktops and also Zinc worksurfaces. The kitchen cleverly incorporates an Island with breakfast bar into the design and also an impressive larder with floor to ceiling double doors. The kitchen is finished with high quality appliances from Fisher & Paykel and Miele. Exposed iron work adds a light industrial feel to the space and double doors open to the courtyard garden.

**Secondary Kitchen-** A superb addition to any home, this back of house style of kitchen has been professionally designed to function as a food store and utility side to the kitchen, freeing the primary kitchen for food preparation and cooking. Views over the garden.

**Cellar-** A useful basement with adequate head height but with potential to further excavate if desired. The basement room features exposed chalk walls and whilst not tanked, the current owners have thoughtfully installed a Positive Pressure Ventilation System to keep moisture levels low.







## Property and Outside...

**First Floor Drawing Room / Bedroom-** A more than generously sized room featuring a pair of bay windows each comprising of three sashes and enjoying elevated views over Western Road. Fitted shelves into chimney recess and panelled door.

**Bedroom-** A comfortable double bedroom with hard wood double glazed window with elevated views over the courtyard garden below. Fitted wardrobe.

**Shower Room-** A modern and stylish shower room with suite comprising of a generously sized walk in shower enclosure with rainfall shower head and roof window directly above the shower area. Wc and a gorgeous reclaimed wash hand basin set into a vanity unit. Tiled surrounds and window to the side. Linen cupboard.

**Second Floor Bedroom-** Formerly three rooms this is now a fantastic, palatial suite, the entirety of the top floor has been generously given to the principal bedroom suite. A centrally positioned staircase helpfully divides the room into a natural bedroom area and a dressing area with ensuite bathroom. The dual aspect room enjoys views over rooftops and features a vaulted ceiling with exposed ironwork and timber beams. The bathroom comprises of a gorgeous freestanding rolltop bath, wc and wash hand basin.







## Outside and Location...

**Garden-** A pretty courtyard garden of a desirable Southerly aspect. The courtyard is brick laid ensuring all of the garden is useable and potted planted provide colour and interest.

**Western Road** is located at the top of Lewes High Street benefitting from easy access to all that Lewes High Street offers but is equally close to the entrance of the South Downs National Park which is accessible via The Gallops. Western Road features a parade of local shops and Leicester Road convenience shops is just a short walk away. Baxters Field is a fantastic recreational green space located in nearby Bradford Road with children's playgrounds found in the neighbouring paddocks. On street parking is readily available with a parking permit with many paths and twittens linking Western Road to the surrounding adjoining streets.

Lewes Mainline Railway Station is less than a 17 minute walk away (source Google maps). With regular, direct services to London, Brighton, Gatwick and Eastbourne.

The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within 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.

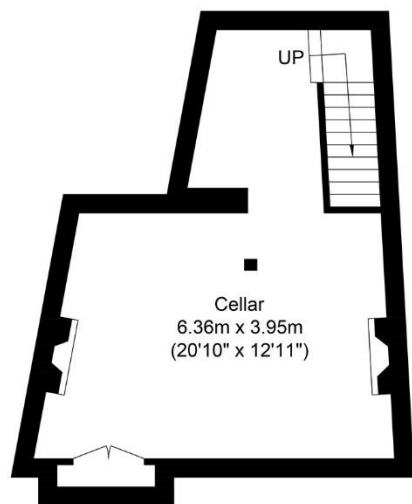
Tenure - Freehold

EPC Rating - D

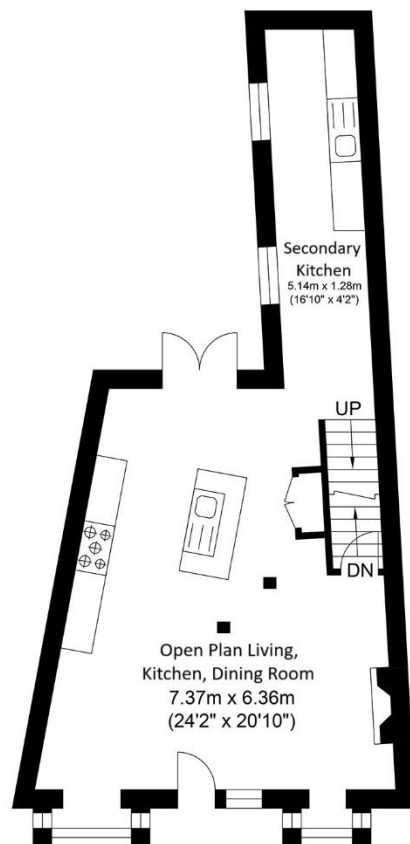
Council Tax Band - D



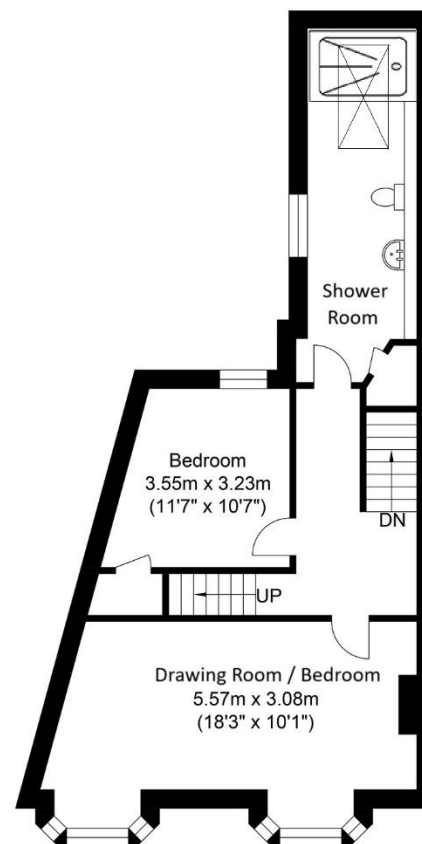




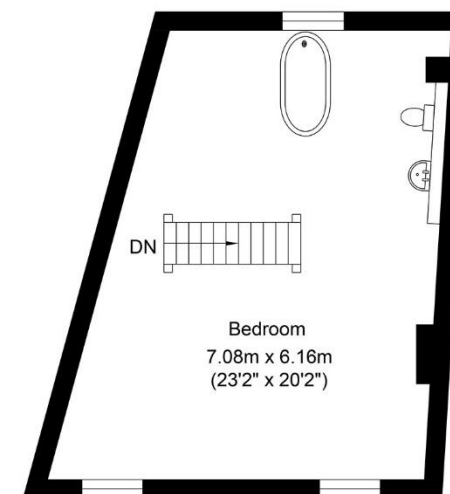
Basement  
Approximate Floor Area  
324.42 sq ft  
(30.14 sq m)



Ground Floor  
Approximate Floor Area  
560.58 sq ft  
(52.08 sq m)



First Floor  
Approximate Floor Area  
596.10 sq ft  
(55.38 sq m)



Second Floor  
Approximate Floor Area  
402.57 sq ft  
(37.40 sq m)



Approximate Gross Internal Area = 175.0 sq m / 1883.68 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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