



£575,000-£600,000 guide price

13F Middle Way, Lewes, East Sussex, BN7 1NH

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# Overview...

A 3 Bedroom townhouse situated in a popular road with a recreation ground at the end of the street, in the sought after Nevill area of Lewes

The end of terrace property features a generously sized first floor Sitting Room with bay window boasting floor to ceiling glass which floods the room with natural light. There is a Modern Kitchen enjoying views over the rear garden and there is also a modern Cloakroom.

To the second floor there are 3 Bedrooms each with fitted wardrobes and a Family Bathroom.

Outside there is a generously sized Garden which is mostly laid to lawn with a paved patio and an Integral Garage measuring an impressive 18'11 x 18'6. We feel the Integral garage offers potential for development into further accommodation if desired, subject to the necessary permissions and consents but as a neighbouring property has recently completed.

VIEWING RECOMMENDED





# The property...

## ACCOMMODATION

**Entrance Porch-** Front door, stairs to first floor.

**First Floor Landing-** Doors to principal rooms.

**Kitchen-** Modern fitted kitchen finished an oak wood designed and complimented by granite look worksurfaces and tiled splashbacks. The kitchen enjoys views over the far reaching garden.

**Cloakroom-** Modern suite comprising of a wc and wash hand basin set into a vanity unit and with tiled splashback. Window to the rear.

**Living Room-** Measuring a generous 17'7 x 15'5 and featuring a bay window with floor to ceiling glass flooding the room with natural light. Door reveals stairs to second floor.

**Second Floor Landing-** Exposed wood doors to principal rooms. Painted handrail and balustrade over stairs.

**Bathroom-** A modern bathroom suite comprising of a tear shaped bath with shower over and glass screen door. Wc and wash hand basin set into a vanity unit. Tiled surrounds. Window to the rear.

**Bedroom 1-** A generous double bedroom with fitted wardrobe and elevated views over the rear garden.

**Bedroom 2-** A double bedroom with fitted wardrobe and elevated views to the front.

**Bedroom 3-** A comfortable bedroom with fitted wardrobe and elevated views to the front.







## *Property and Outside...*

**Garage-** Measuring an impressive 18'11 x 18'6 and with power points and light. The Integral garage offers potential for development into further accommodation if desired, subject to the necessary permissions and consents but as a neighbouring property has recently completed.

**Driveway-** Providing off street parking in front of the garage.

### **OUTSIDE**

**Rear Garden-** A generous size and mostly laid to lawn with a paved patio adjacent to the property and a rockery to the rear. The garden is enclosed by fenced and hedged boundaries and is not overlooked from the rear. Benefitted from gated side and rear access.



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





## Location...

**Middle Way**, is a popular road, in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, a local recreation field and children's park which is located at the end of the road. A church hall and St Marys Social Club are both within easy walking distance and can be hired for events and is home to a childrens nursery. The area also boasts excellent scenic walks across the South Downs National Park.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is the county town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

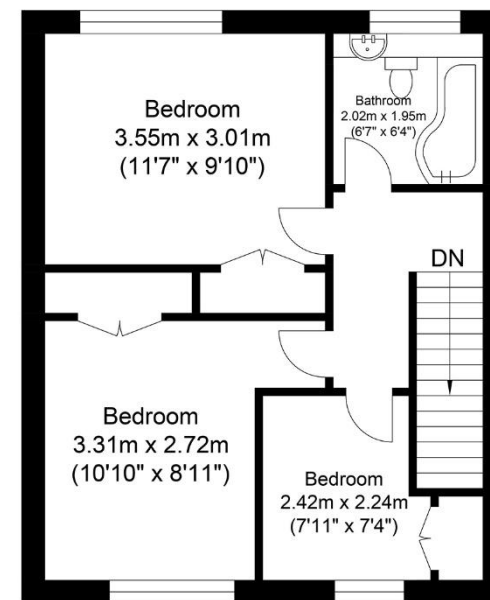
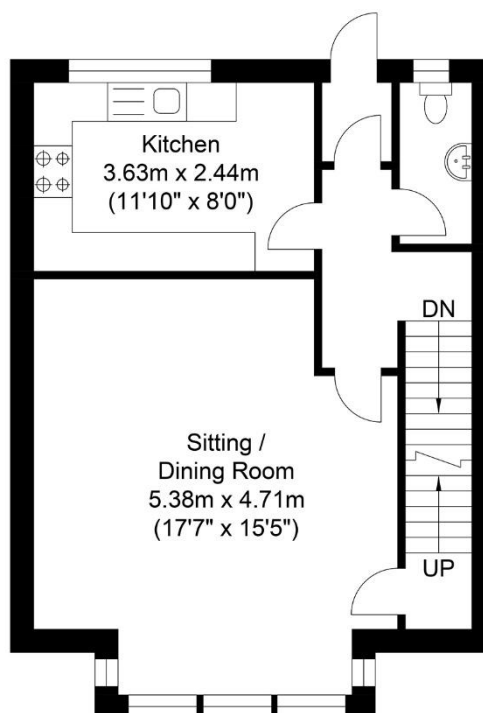
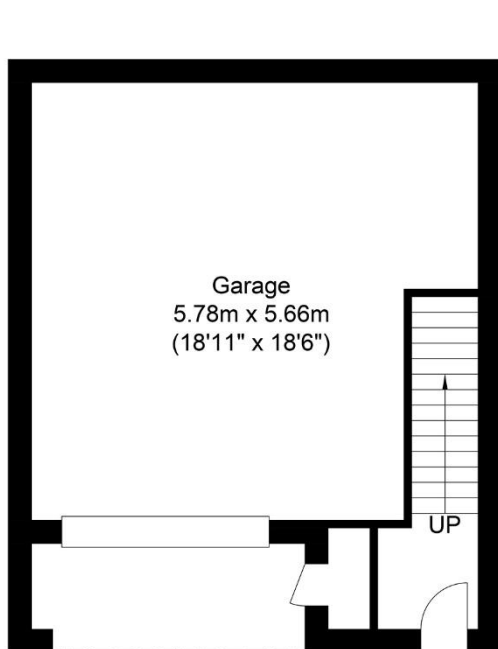
Tenure - Freehold

Gas central Heating - Double Glazing.

EPC Rating - TBC

Council Tax Band - D





Ground Floor  
Approximate Floor Area  
381.58 sq ft  
(35.45 sq m)

First Floor  
Approximate Floor Area  
459.18 sq ft  
(42.66 sq m)

Top Floor  
Approximate Floor Area  
431.52 sq ft  
(40.09 sq m)

Approximate Gross Internal Area (Including Garage) = 118.20 sq m / 1272.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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