



**£275,000** offers in excess of  
116 Western Road, Lewes, East Sussex, BN7 1RR

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## Overview...

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A rarely available Garden Flat located on Western Road at the top of Lewes High Street.

Boasting a private South Facing courtyard garden and Share of Freehold title.

The 1 Bedroom property is extremely well presented boasting a Modern Kitchen Breakfast Room, Sitting Room, Office Space, Modern Shower Room and Double Bedroom.

VIEWING RECOMMENDED



# The property...

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## ACCOMMODATION

**Communal Entrance Hall-** Shared with just one other neighbour. Front door to Western Road, private front door to the ground floor flat.

**Sitting Room-** A great room with front aspect double glazed window with views over Western Road, door to Kitchen Breakfast Room.

**Kitchen Breakfast Room-** A Modern fitted kitchen finished in an off white and complimented by real wood worksurfaces and tiled splashbacks. The kitchen comprises of an excellent choice of cupboards and drawers and provides space for kitchen appliances. Solid Oak flooring and an upright radiator provides a modern feel, and double doors fill the room with natural light and open to the garden. Door opens to reveal stairs leading down to the Bedroom.

**Rear Lobby-** A useful storage space to hide coats and shoes. Window overlooking the garden.

**Shower Room-** A modern ground floor shower room with suite comprising of a generously sized shower enclosure with sliding glass door and screen, wc and wash hand basin set into a vanity unit. Timeless clean white tiled surrounds, heated towel rail and window to the side.

**Bedroom-** A generous double bedroom with front aspect window, recessed spotlights.







## *Property and Outside...*

**Rear Garden-** Facing a desirable Southerly aspect the private courtyard features an exposed brick and flint wall and a raised decked terrace with flower beds stocked with plants and shrubs.

**Garden Office** - A fantastic addition, this modest home office is insulated and decorated with power points and light and a glazed door.

**Title - Share of Freehold** with approximately 87 years remaining. Because the property is a share of freehold sale it is relatively simple and costs effective to extend the lease. Costs to be advised

**Ground Rent** - £30 Per annum



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





## Location...

**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 and 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.

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.

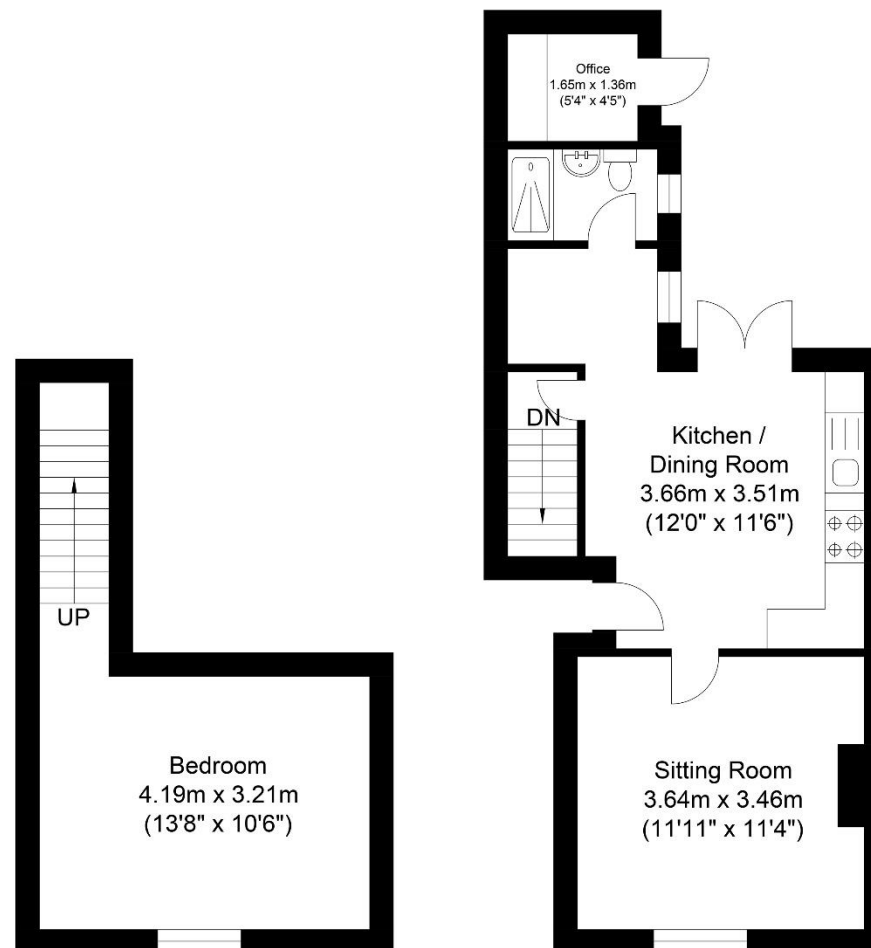


Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - B





Lower Ground Floor  
Approximate Floor Area  
180.18 sq ft  
(16.74 sq m)

Ground Floor  
Approximate Floor Area  
376.19 sq ft  
(34.95 sq m)

Approximate Gross Internal Area = 51.69 sq m / 556.38 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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