



£400,000 guide price

23 Lee Road, Lewes, East Sussex, BN7 2SF

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Overview...

A great opportunity to purchase this beautifully presented and much improved 3 Double Bedroom home with fantastic Garden Studio complete with EnSuite Shower Room making the space ideal as a Home Office, Workspace or Guest Accommodation.

Being located just a 15 minute walk away from the High Street the property is well positioned for the town centre but also the local countryside and South Downs.

The property enjoys far reaching Views of the South Downs, retains character features such as picture rails, panelled doors and exposed floorboards which compliment the Modern cottage style Kitchen and Gorgeous modern Family Bathroom.

Outside there is a generously sized rear garden which benefits from gated side access and features a modern detached Garden Studio complete with ensuite shower room.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, white painted panelled door to;

SITTING ROOM- Featuring exposed floorboards and enjoying views over the front garden. exposed panelled door to understairs cupboard. Opening to;

KITCHEN- Modern fitted kitchen in a cottage style and finished in a timeless white and complimented by real wood worksurfaces and gorgeous teal coloured metro tiled splashbacks. Space for appliances and a pair of windows enjoy views over the rear garden. Pantry cupboard, door to garden and door to;

GROUND FLOOR CLOAKROOM- White suite comprising of a wc.

FIRST FLOOR LANDING- Stairs continue to second floor, white painted floorboards and doors to principal rooms.

BEDROOM 1- A generously sized double bedroom featuring a picture and a pair of windows with elevated views to the front.

BEDROOM 3 - A good size double room with far reaching views which extend across the garden and onto the South Downs in the distance. Fitted cupboard.

BATHROOM- A gorgeous modern bathroom featuring a designer bath with brushed brass taps, a separate shower enclosure with modern Crittall style shower screen and beautiful brushed brass rainfall shower head, wc and a bowl design wash hand basin set into a vanity unit. Large profile tiled floor and wall. window to the rear.





Property and Outside...

SECOND FLOOR LANDING- Door to;

BEDROOM 2- A generous double bedroom with roof windows to the front and rear and enjoying far reaching views tot eh South Downs. Eaves storage.

OUTSIDE

GARDEN STUDIO – A modern built detached garden studio which is insulated and benefits from power and electric heating. The Studio is ideal for use as a Home Office, Workspace or for Guests to use. High quality double glazed windows and double doors open to the garden, further roof window. The Studio is fully decorated and a door opens to and EnSuite Shower Room. The modern suite comprises of a wc, wash hand basin set into a vanity unit and a shower enclosure with gorgeous tiled surrounds.

REAR GARDEN- A generously sized garden mostly laid to lawn with mature plants and shrubs with a stepping stone pathway leading to the Garden Studio. The garden feels private, is enclose by fenced boundaries and benefits from a gated access to the side via a covered passage between the properties.





Location...

Lee Road is located on the Eastern side of Landport making the property surprisingly close to the town centre and certainly within walking distance. The High Street is just a 15 minute walk away (source Google Maps)

Landport boast easy access to the local countryside and woodland, a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.

Lewes benefits from a mainline Railway Station offering direct services to London and Brighton.

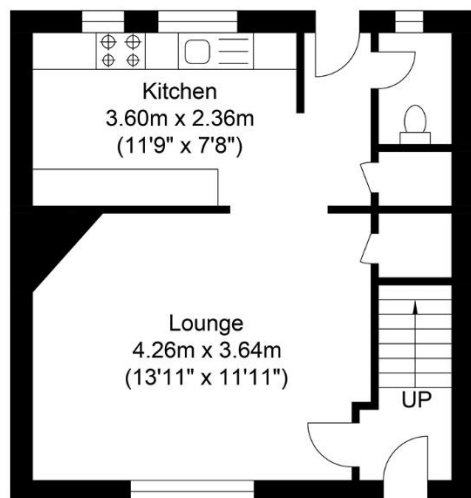


Tenure - Freehold

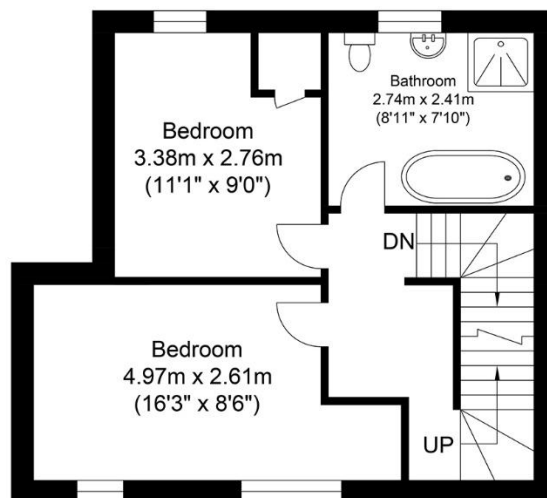
Double Glazing

EPC Rating - C

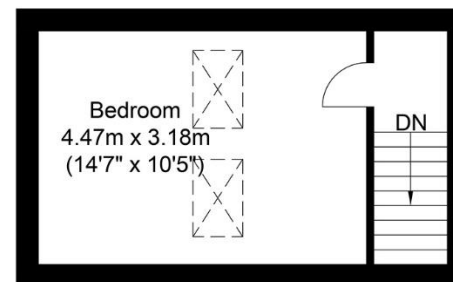
Council Tax Band - B



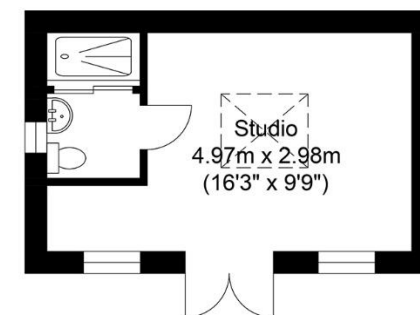
Ground Floor
Approximate Floor Area
367.69 sq ft
(34.16 sq m)



First Floor
Approximate Floor Area
401.38 sq ft
(37.29 sq m)



Second Floor
Approximate Floor Area
191.70 sq ft
(17.81 sq m)



Outbuilding
Approximate Floor Area
159.41 sq ft
(14.81 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 89.26 sq m / 960.78 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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