



£575,000 offers in excess of
19 Hereward Way, Lewes, East Sussex, BN7 2HN

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Overview...

A particularly well presented 3 Bedroom semi detached home in the popular and sought after South Malling area of Lewes.

The property has been lovingly modernised in recent years boasting a gorgeous Modern Kitchen, Dining Room with tri-fold doors to the garden, and a Sitting Room with fireplace and far reaching views.

To the first floor we find a family bathroom with separate wc and 3 bedrooms each with elevated views.

Outside, the garden is of a generous size and benefits from gated side access.

Whilst already modernised the property does have approved planning permission to complete a loft conversion creating a master bedroom with Juliet Balcony and EnSuite Shower Room. And permission for a Detached Garden Studio. Ref: SDNP/23/04091/HOUS

Viewings are Highly Recommended.



The property...

ENTRANCE PORCH- A modern built entrance porch with windows to the side and front. Tiled floor. Door to;

ENTRANCE HALL- A warm and inviting entrance hall with window to the side, modern oak panelled doors to principal rooms and stairs to first floor.

SITTING ROOM- A generously sized reception room with large window to the front with elevated far-reaching views over the Lewes townscape. Fireplace with gas fire inset.

KITCHEN/DINING ROOM- A superb Kitchen Dining Room measuring a generous 20ft and benefiting from dual aspect light and views of the garden. The kitchen is finished in a modern soft grey which is complimented by white coloured worksurfaces. The kitchen cleverly incorporates a breakfast bar into the design and is completely open plan with the dining area. The Dining area features bi-fold doors which open to the rear garden.

FIRST FLOOR LANDING- Side aspect window, modern oak panelled doors to principal rooms.

BEDROOM 1- A generously sized double bedroom boasting far reaching views across the Lewes townscape and onto Lewes Castle.

BEDROOM 2 - Another generously sized double bedroom with elevated views over the garden.

BEDROOM 3 - A comfortable bedroom affording dual aspect light and views of Lewes Castle and the South Downs.

BATHROOM- White bathroom suite comprising of a bath with shower over and wash hand basin complimented by simple white tiled walls with pattern inset. Window to the rear. Linen cupboard.

SEPARATE CLOAKROOM- suite comprising of wc. Window to the side.





Property and Outside...

REAR GARDEN- A generously sized rear garden which is mostly laid to lawn with a paved patio adjacent to the Kitchen Dining Room. Enclosed by fenced boundaries and benefitting from gated side access.

PLANNING PERMISSION- Whilst already modernised the property does have approved planning permission to complete a loft conversion creating a master bedroom with Juliet Balcony and EnSuite Shower Room. And permission for a Detached Garden Studio.

Ref: SDNP/23/04091/HOUS



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



Location...

Hereward Way is located in the popular South Malling area of Lewes and benefits from a large recreation field and children's playground located at the end of the road.

The High Street is surprisingly close by at just a 14 minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes High Street is full of charm and character and boasts a great selection of shops, restaurants, coffee shops, public houses and The Depot Cinema.

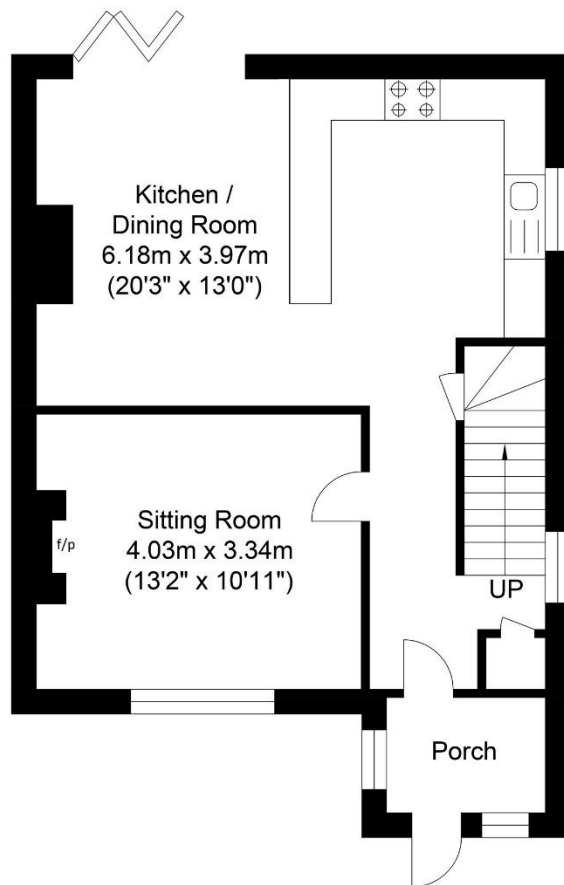
Lewes further benefits from a mainline Railway Station offering direct services to London, Gatwick, Brighton and the coast.

Tenure - Freehold

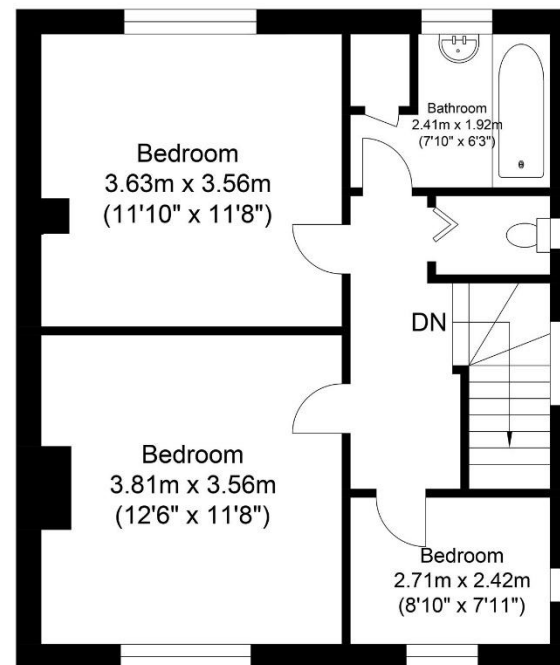
Gas central Heating - Double Glazing.

EPC Rating -

Council Tax Band - C



Ground Floor
Approximate Floor Area
523.98 sq ft
(48.68 sq m)



First Floor
Approximate Floor Area
492.87 sq ft
(45.79 sq m)

Approximate Gross Internal Area = 94.47 sq m / 1016.86 sq ft

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

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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