



£750,000 offers in excess of
12 Highdown Road, Lewes, East Sussex, BN7 1QB

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

Mansell McTaggart are pleased to market this wonderful four double bedroom family home, situated in the popular Nevill area of Lewes, within easy reach of local schools and the historic High Street.

This super property boasts bright and spacious accommodation with generously proportioned rooms. On the ground floor there is a front aspect sitting room with bay window and feature fireplace, as well as a separate snug space, with opportunities as study or playroom. The true centrepiece is the open plan kitchen/dining, naturally bright with a modern fitted kitchen and rear French doors opening to the rear garden. There is also a convenient separate utility space and shower room.

On the first floor is the bathroom, refitted with a modern white suite and four good size double bedrooms, all enjoying pretty views over Lewes' rooftops and the South Downs.

Outside, the property boasts an exceptionally generous southerly facing rear garden, beautifully maintained and a home studio with power and light.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor with cupboard below and doors to principal rooms

SNUG- Cosy space with expansive front aspect double glazed windows overlooking the front of the property, built in shelving, ideal as a playroom, home office or extra reception room

SITTING ROOM- A good size room with front aspect double glazed bay window, cast iron feature fireplace with ornate mantel and tiled hearth

KITCHEN/DINING ROOM- A wonderful, light and airy room flooded with natural light through the expanse of double-glazed windows and French doors opening directly to the rear garden, seamlessly blending indoor and outdoor living. With space for a generous family dining table, this space has been expertly designed for everyday family life, formal dining and entertaining. Fitted with a comprehensive range of shaker style base units with contrasting wooden work surfaces, one and half bowl sink with rear window above, filling the room with natural light and providing a pretty outlook over the garden. Space for a range style cooker and further appliances

UTILITY- Separate to the kitchen, with access via the side of the property, a convenient space with fitted units, sink and space and plumbing for a washing machine. Ample storage for coats and shoes

SHOWER ROOM- Modern suite comprising a walk-in shower with tiled surround and glass screen, wash hand basin, wc and obscured rear window

BEDROOM- A generous double room with front aspect double glazed bay window and built-in wardrobes

BEDROOM- A super double room with front aspect double glazed window overlooking the front of the property





Property and Outside...

BEDROOM- A great double bedroom with rear aspect double glazed windows overlooking the rear garden

BEDROOM- A double bedroom with expansive southerly facing double glazed windows, filling the room with natural light

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over and tiled surround, wash hand basin set in vanity unit, low level W.C. and rear aspect double glazed windows

FRONT GARDEN- Block paved driveway provides off-street parking along with an area laid to lawn for plants and flowers

REAR GARDEN- A exceptionally generous garden with an area of paved patio to the rear of the property, ideal for al fresco dining, entertaining and pretty potted plants. Steps up lead to a wonderful area laid to lawn, beautifully maintained, with a shed and bordered with an established range of trees, plants and shrubs, creating high levels of privacy. A pretty archway leads to a space with brick enclosed vegetable patches and flowerbeds and leading to a timber studio, with power and light, ideal as a home office.





Location...

Highdown Road is a popular road situated 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, and a local recreation field and children's park can be found just a moment's walk away at the end of the road. A church hall and St Marys Social Club are both within striking distance and can be hired for events. The road 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, East Sussex 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

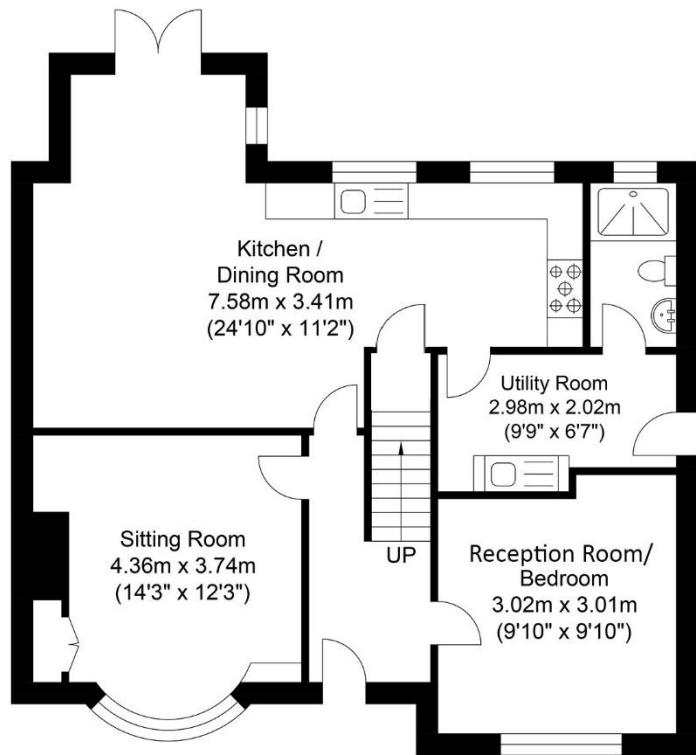
Gas central Heating

Double Glazing.

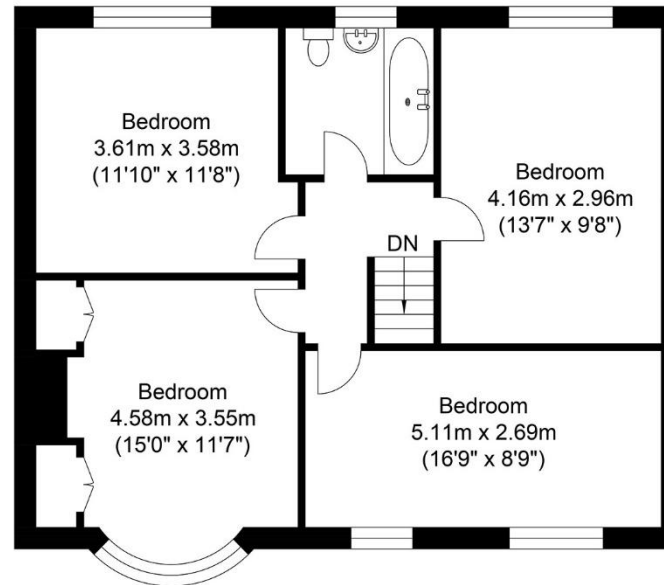
EPC Rating - TBC

Council Tax Band - D

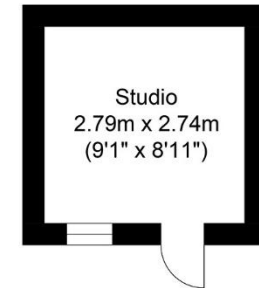
Viewing recommended



Ground Floor
Approximate Floor Area
743.03 sq ft
(69.03 sq m)



First Floor
Approximate Floor Area
658.96 sq ft
(61.22 sq m)



Outbuilding
Approximate Floor Area
82.23 sq ft
(7.64 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 130.25 sq m / 1401.99 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

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947