



£450,000 offers in excess of  
56 Russell Row, Lewes, East Sussex, BN7 2ER

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## Overview...

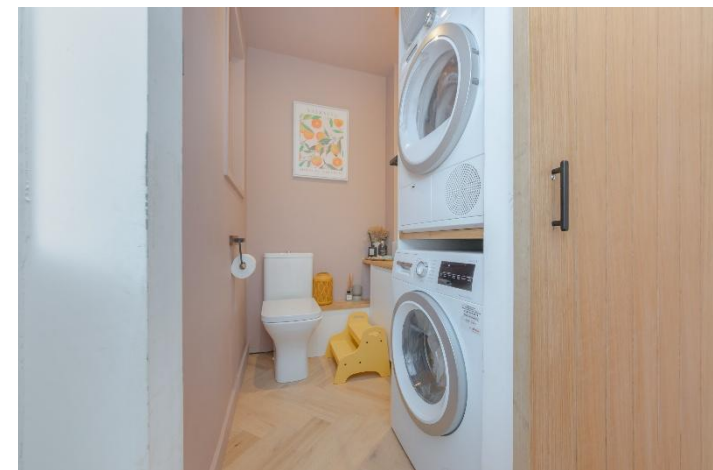
A great opportunity to purchase this newly modernised three-bedroom end of terrace home in the popular New Malling area of Lewes.

This property is within walking distance of a highly regarded primary school and further education also walkable. The town centre is just a 23-minute walk (source Google Maps) where there are lots of local amenities to be found.

This home has been recently renovated to present spacious and sleek open plan living. A front aspect living room walks through to a kitchen/dining room with direct access to the rear garden. The ground floor also boasts a cloakroom/W.C. and outdoor utility store cupboard.

The first floor is home to three double bedrooms and a modern-fitted family bathroom. There's a rear garden with private gated access which leads to designated parking space.

VIEWING RECOMMENDED





## The property...

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**ENTRANCE HALL-** Composite front door to light entrance way with stairs to first floor and storage below and door to-

**CLOAKROOM/W.C.-** Top mounted sliding door, hand wash basin with mixer tap, low-level W.C., space for washing machine and tumble dryer, obscured double glazed window

### OPEN PLAN KITCHEN/DINING ROOM

**KITCHEN-** A beautifully modernised kitchen measuring a generous 3.6m x 3.78m, with U shaped counters comprising a range of stylish matte, handleless wall and base units with contrasting wooden worktops. Ceramic one and half bowl sink with mixer tap and rear aspect double glazed window above overlooking the rear garden; space for an American style fridge freezer and range style cooker, built in chimney style stainless steel cooker hood above; integrated dishwasher

**DINING ROOM-** Spacious room with floods of natural light from rear aspect double glazed window and double-glazed door giving direct access to rear garden, with space for dining table

**LIVING ROOM-** A spacious room fitted with a range of cupboards and front aspect double-glazed windows

**FIRST FLOOR LANDING-** Double height stairway with side aspect double glazed window and airing cupboard

**BEDROOM-** Spacious double room with built-in wardrobe recess and rear aspect UPVC double-glazed windows

**BEDROOM-** Generous sized double room with UPVC double glazed rear aspect double glazed windows





## *Property and Outside...*

**BEDROOM-** Double bedroom with front aspect UPVC double glazed

**BATHROOM-** Modern white fitted suite comprising a curved shaped panel enclosed bath with satin black mixer tap, waterfall and handheld shower heads and glass screen. Hand wash basin with satin black mixer tap, low-level W.C. with concealed system, black satin heated towel rail and herringbone tiled walls and tiled flooring. A Velux window also allows lots of natural light.

### **OUTSIDE**

**FRONT GARDEN-** A block paved pathway to front door with laid to lawn either side and areas of plants and shrubbery and door to utility/storeroom with front aspect window

**REAR GARDEN-** A generously sized garden, fence enclosed with areas of paved patio and areas of laid to lawn with private gated side access. This leads to the designated parking space to the rear of the property.

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







## Location...

**Russell Row** is located in the popular New Malling area of Lewes. The area benefits from a highly acclaimed primary school, a local shop and numerous children's recreation grounds. Scenic walks can also be found within moments of the property along a former railway cutting.

The area is served by a regular local bus service with direct services to Lewes and Brighton. The High Street is a 23-minute walk away (source google maps) Lewes Mainline Railway Station is a little further with direct services to London, Brighton and Gatwick.

South Malling Primary School is easily walkable, and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town which is home to Lewes Castle, Priory Ruins and the Anne of Cleves House.

The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few..

Tenure - Freehold

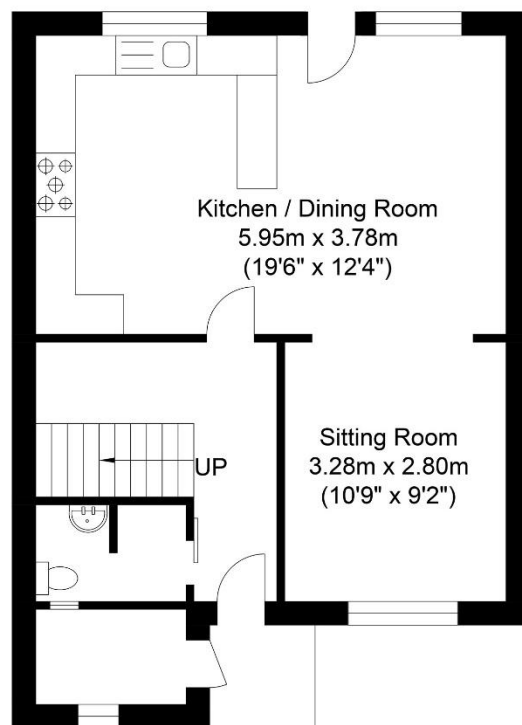
Gas central Heating

Double Glazing.

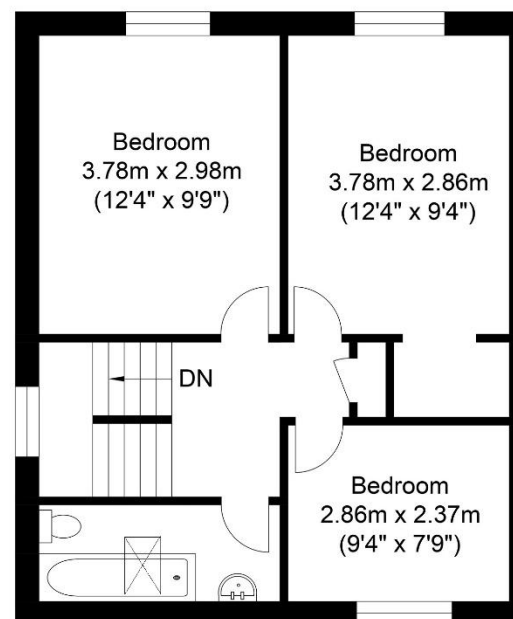
EPC Rating - D

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
485.23 sq ft  
(45.08 sq m)



First Floor  
Approximate Floor Area  
458.54 sq ft  
(42.60 sq m)

Approximate Gross Internal Area = 87.68 sq m / 943.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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