



£550,000 offers in excess of
4 The Nurseries, Lewes, East Sussex, BN7 2FF

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented three bedroom family home located in the Malling area of Lewes, within walking distance to the town centre and local primary school.

This super property is relatively new and boasts spacious and versatile accommodation, arranged over three floors and finished in a modern contemporary style. An integrated garage with roller door is on the ground floor, in addition to a bedroom with cloakroom.

The first floor boasts open plan living with a bright kitchen dining room, opening into a spacious sitting room which opens out to a balcony with far-reaching views over the South Downs. The second floor has two further double bedrooms, with the master bedroom boasting a modern en suite shower room.

Outside, the property has a enclosed, rear courtyard garden. There is off street parking at the front of the property.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, underfloor heating, and door to-

CLOAKROOM/W.C.- White low-level W.C. with concealed system, wash hand basin with mixer tap and tiled splashback and chrome heated towel rail

BEDROOM 3- A great size double bedroom, currently used as a garden room, with engineered oak flooring and underfloor heating, rear aspect double glazed window and doors that open directly to the rear garden

SITTING ROOM- A spacious room, measuring 14'9ft x 12'3ft, with laminate flooring. Wonderfully, light and airy, flooded with natural light through the expanse of double-glazed windows and doors, opening onto a balcony with views over the South Downs

KITCHEN/DINING ROOM- A spacious L shaped room, with a generous, Southerly facing, double glazed rear aspect window and space for a dining table. A modern fitted kitchen comprising white fitted wall and base units with complementing granite effect roll edge worktops. One and half bowl sink with mixer tap, 4 ring gas hob with chimney style cooker hood above, tiled surround. Integrated eye-level oven and dishwasher, space for fridge-freezer and washing machine.

BEDROOM 1- A super double room with front aspect double glazed windows with views over the Sussex countryside, vaulted ceilings, painted beams and door to-

EN SUITE SHOWERROOM- Walk-in shower with tiled surround and glass sliding doors, hand wash basin with mixer tap and tiled splashback and low-level wc





Property and Outside...

BEDROOM 2- A good size double room with vaulted ceilings, rear aspect double glazed window overlooking the rear garden and further over the South Downs

FAMILY BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin with mixer tap and tiled splashback, low level W.C. with concealed system and chromed heated towel rail

FRONT OF PROPERTY- Sheltered by above balcony, block paved with space for off-street parking

REAR GARDEN- A Southerly facing garden with block paved patio at the rear of the property into a gravel area with raised flower beds and a selection of plants and shrubs; fence enclosed with private gated rear access

GARAGE- Roller door to a great space, with pedestrian door, accessible from the hallway. An extra double glazed door to the garage to maximise insulation





Location...

The Nurseries is a modern development constructed circa 2008 with a second Phase in 2015. Located within easy walking distance of Lewes High Street which is just a 10-minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Nurseries at Wheatsheaf Gardens. An M&S Simply Food is located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells.

South Malling Primary School and Priory Secondary Schools are both within walking distance as is South Downs College and Lewes Old Grammar School.

Lewes benefits from a Mainline Railway Station, which offers direct services to London, Brighton and Gatwick.

The town centre boasts an array of shops, restaurants, cafes and public houses, The Depot Cinema and the Pells open air swimming pool.

Lewes is proud to host a number of sports clubs including, football, rugby, tennis, golf, stoolball, cricket, as well as athletics and cycling to name a few.



Tenure - Freehold

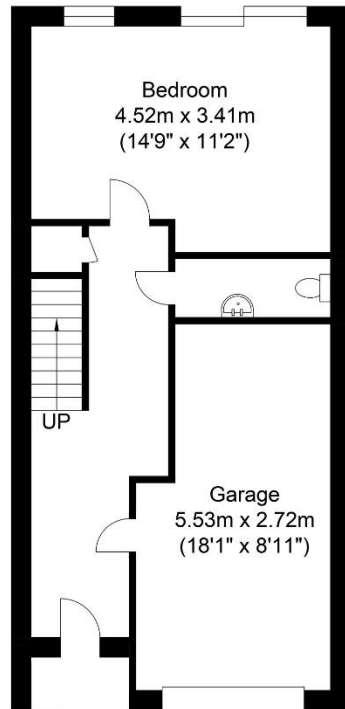
Gas Central Heating and Double Glazing

Maintenance charges incl building insurance - £1273.32 apx P.A.

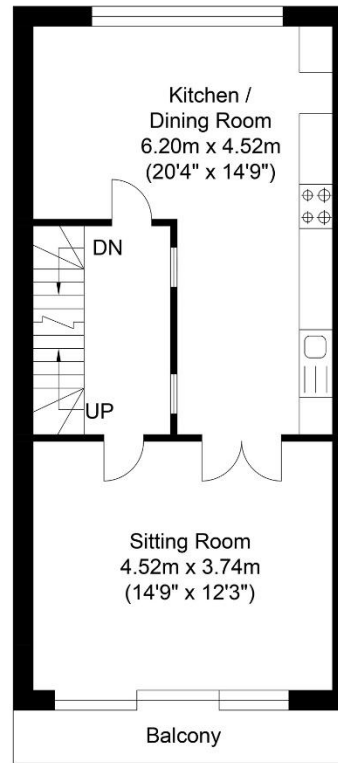
EPC rating - C

Council tax band - F

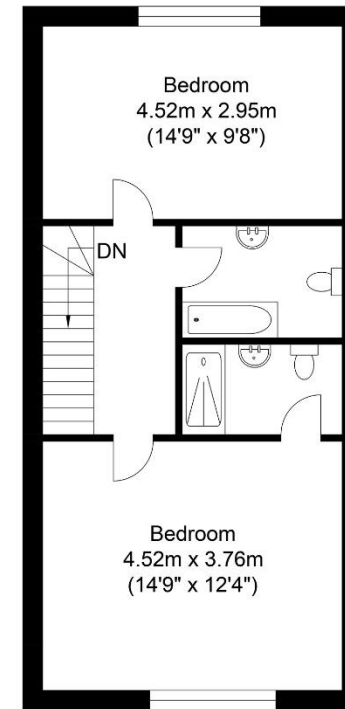
VIEWING RECOMMENDED



Ground Floor
Approximate Floor Area
487.60 sq ft
(45.30 sq m)



First Floor
Approximate Floor Area
487.60 sq ft
(45.30 sq m)



Second Floor
Approximate Floor Area
487.60 sq ft
(45.30 sq m)



Approximate Gross Internal Area (Including Garage) = 135.90 sq m / 1462.81 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947