



£850,000 guide price

119a South Street, Lewes, East Sussex, BN7 2BU

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this individually designed three double bedroom detached house with spacious workshop, garage, driveway parking and one-bedroom self-contained annexe with an enclosed garden.

Situated in the very heart of Lewes town centre on a quiet no-through road, this unique property offers flexible, bright and spacious accommodation arranged over three floors with entrance hall, two double bedrooms and family bathroom/utility room on the ground floor.

Open plan triple aspect living space with modern fitted kitchen and plenty of room for a dining table on the first floor and a further bright dual aspect double bedroom with ensuite shower on the top floor.

Outside there is a peaceful courtyard with driveway access to a large 12.4m workshop and garage with a self-contained 1 bedroom annexe over offering access to a raised and enclosed garden.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door with glazed panel to the side, stairs to the first floor. Back door to garden.

BEDROOM- A great dual aspect double bedroom with double doors opening onto the rear courtyard, exposed painted floorboards. Window to side.

BEDROOM- A good size double room with dual aspect windows and views along South Street.

BATHROOM/UTILITY ROOM- Fitted with a contemporary white suite comprising a panel enclosed shower/bath with chrome mixer tap and shower over, tiled walls and glass shower screen, wash hand basin with chrome mixer tap set in a vanity cupboard, low level W.C, utility area with ceramic butler style sink, space and plumbing for washing machine, obscured double glazed window, extractor fan, painted floorboards.

FIRST FLOOR LANDING- Stairs continue to top floor, double glazed window to rear, door to-

OPEN PLAN LIVING, KITCHEN DINING ROOM- An L Shaped room measuring an impressive 25ft and boasting triple aspect light and glimpses of the River and Nature Reserve.

SITTING/DINING ROOM- A lovely bright and spacious room flooded with natural light through the dual aspect double glazed windows, plenty of space for a comfortable sitting area and a good size dining table, bamboo flooring.

KITCHEN AREA- Fitted with a range of contemporary shaker style units and solid wood worktops with matching upstands, inset stainless steel sink with adjacent chrome mixer tap, twin ceramic/induction hobs and eye level double oven, space for fridge freezer, integrated dish washer, dual aspect double glazed windows, bamboo flooring.

TOP FLOOR LANDING- Door to-





Property and Outside...

BEDROOM- A super bright and spacious dual aspect bedroom with double glazed windows overlooking the rear courtyard and 3x roof windows to the front with far reaching views, range of built-in wardrobes, door to-

ENSUITE SHOWER ROOM- White suite comprising a corner shower cubicle with tiled walls and glass doors, wash hand basin set in vanity unit, low level W.C., double glazed roof window.

OUTSIDE

COURTYARD GARDEN- An attractive paved space with established flower and shrub beds.

DRIVEWAY- Gated Drive providing Parking for 2 cars.

WORKSHOP/GARAGE- A former Coach House and offering a more than generous space currently split into two areas with power, light, water and separate Cloakroom.





Annexe...

DETACHED ANNEXE- Accessed via a flight of external steps from the courtyard garden.

ENTRANCE HALL- Front door, fitted cupboard, doors to principal rooms.

SITTING ROOM/BEDROOM- A super light and airy room full of charm and character, boasting exposed beams and vaulted ceiling. Front aspect double glazed roof windows.

DINING ROOM- Front aspect double glazed roof window, exposed beams, ladder to mezzanine platform, opening to-

KITCHEN- Fitted cupboards with solid wood worktops, inset stainless steel sink, ceramic/induction hob and under counter oven, stairs to bedroom, door to-

BATHROOM- White panel enclosed bath with mixer tap hand held shower attachment, separate shower cubicle, wash hand basin, low level W.C., double glazed roof window.

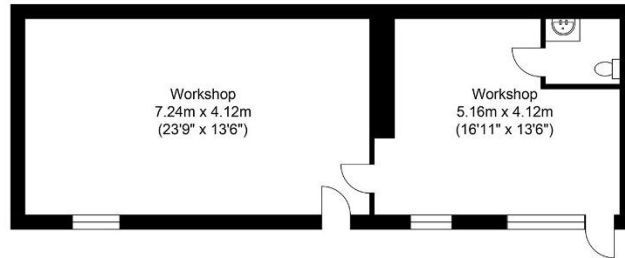
BEDROOM- A "loft style" room with attractive pine panelled vaulted ceiling, rear aspect double glazed roof window, raised bed area, door to-

ANNEXE GARDEN- mainly laid to lawn and enclosed by metal railings, mature planting and fantastic panoramic views of the historic town and castle.

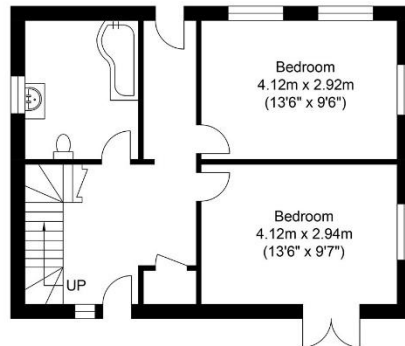
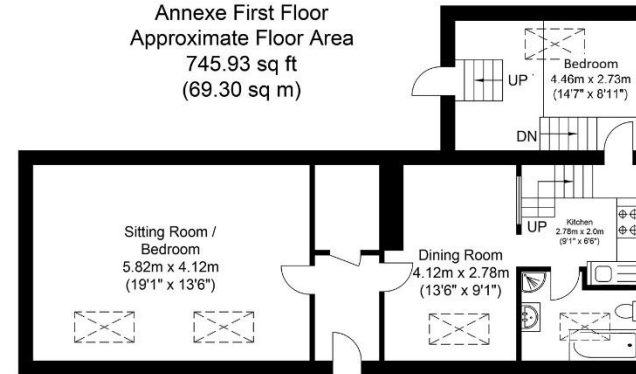
Tenure - Freehold
Gas central Heating
Double Glazing

EPC Rating - House- C
Annexe E (Expired)

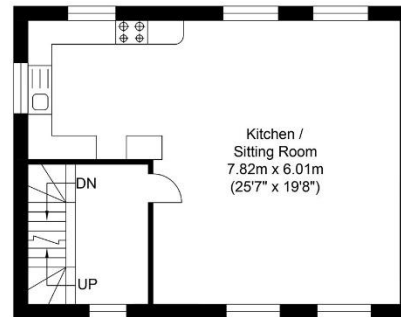
Annexe Ground Floor
Approximate Floor Area
554.34 sq ft
(51.50 sq m)



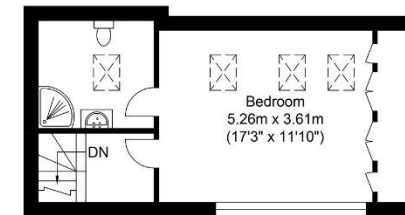
Annexe First Floor
Approximate Floor Area
745.93 sq ft
(69.30 sq m)



Ground Floor
Approximate Floor Area
501.70 sq ft
(46.61 sq m)



First Floor
Approximate Floor Area
501.70 sq ft
(46.61 sq m)



Second Floor
Approximate Floor Area
352.84 sq ft
(32.78 sq m)



Approximate Gross Internal Area (Excluding Annexe) = 126.0 sq m / 1356.25 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