

£375,000-£400,000 guide price

30 Meridian Road, Lewes, East Sussex, BN7 2TL

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Overview...

A great opportunity to purchase this beautifully presented and extended 3 bedroom family home situated at the top of the popular Landport estate in Lewes. Located near to local schools and within walking distance of the town centre and mainline Railway station.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style including a wonderfully bright, dual aspect kitchen/dining room extension with double doors to rear garden, side door and central island.

There is a spacious entrance hall with generous front aspect sitting room showcasing an impressive feature fireplace. On the first floor are three bedrooms, varying in sizes and a family bathroom, as well as potential for an additional bedroom extension, stpp.

Outside, the property is surrounded by garden with a choice of paved areas and elevated laid to lawn at the rear, also boasting garden storage.

There is potential for off street parking accessed via the rear, subject to planning permission.

VIEWING RECOMMENDED









The property…

ENTRANCE HALL- Composite front door to spacious hall with engineered oak floor, stairs to first floor, with cupboard under, and front aspect double glazed window.

SITTING ROOM- A great size front aspect room, naturally flooded with light from the expansive double-glazed window, overlooking the front of the property, with a feature stone built fireplace

KITCHEN/DINING ROOM- The true centrepiece of this home is the newly extended contemporary style kitchen/dining room running along the rear of the property. Newly refurbished with a sliding double glazed door opening directly to the rear garden. The newly fitted kitchen comprises white flushed wall and base units with contrasting granite effect work surfaces with space for appliances with tiled surround. Storage is furthered by a matching central island. Double glazed windows to the rear fill the room with natural light and door to the side allows convenient further access.

FIRST FLOOR LANDING- Side aspect double glazed window and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed window with far reaching views, built-in wardrobes and airing cupboard

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden

BEDROOM- A single bedroom with front aspect double glazed windows, built in bed with fitted storage below

BATHROOM- Fitted with a panelled corner bath, pedestal hand wash basin, tiled walls and flooring and obscured windows. W.C. separate with side aspect window











Outside…

FRONT GARDEN- Enclosed by picket fencing with stairs to front door, bordered by gravel with a range of colourful flowers, shrubs and potted plants. Gate to the side providing direct private access to the rear garden

REAR GARDEN- A deceptively generous garden beautifully landscaped with a patio area laid with astroturf to the rear of the property, an ideal suntrap for alfresco dining and relaxing. On an elevated level is further patio space and a larger area laid to lawn to the rear, fence enclosed, with a pedestrian path through the centre leading to rear gated access.

WORKSHOP- Elevated in the rear garden a brick-built construct with side aspect window and light; ideal for use as a home office or for personal creative pursuits

PARKING- On street











Location…

Meridian Road is located at the top of the Landport estate and is surprisingly close to the town centre being just a short walk away (source Google Maps).

The Landport area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey, and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes is the county town of East Sussex and the 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

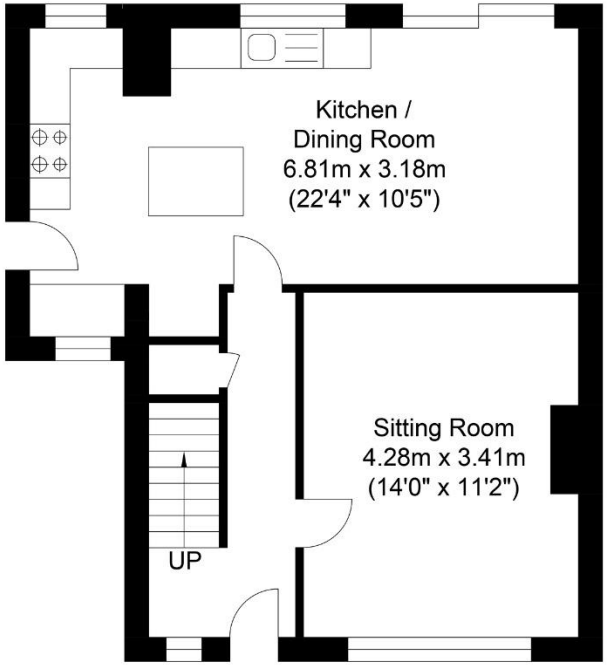
Gas central Heating

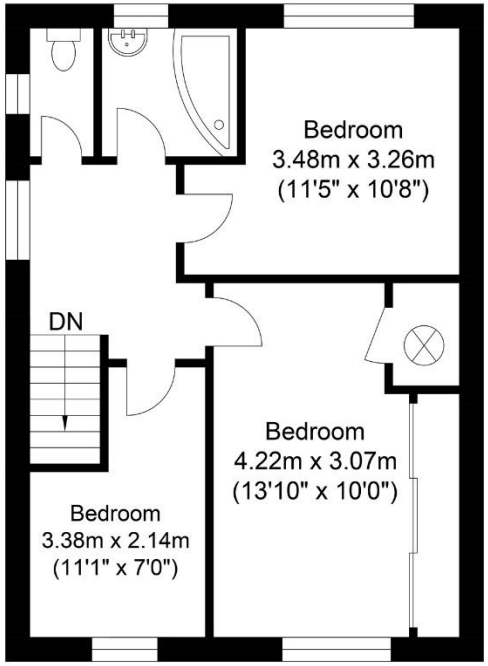
Double Glazing.

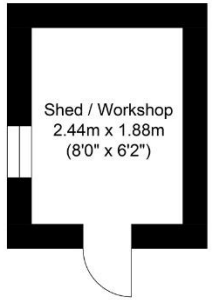
EPC Rating – C

Council Tax Band – C

Viewing recommended









Ground Floor
Approximate Floor Area
494.81 sq ft
(45.97 sq m)

First Floor
Approximate Floor Area
433.89 sq ft
(40.31 sq m)

Outbuilding
Approximate Floor Area
49.40 sq ft
(4.59 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 86.28 sq m / 928.71 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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