



OIEO £975,000

67a Houndean Rise, Lewes, East Sussex, BN7 1EH

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Overview...

A fantastic opportunity to purchase this gorgeous 4 double bedroom home with beautiful wrap around garden and terrace, of a desirable South and Westerly Aspect.

Boasting glorious views of the South Downs National Park, Off Street Parking and a Double Garage, viewings are highly recommended.

The 1,757 sq ft home boasts an EPC rating of B and features 4 Double Bedrooms and 2 Modern Bathrooms, and a Galleried Landing with impressive floor to ceiling window spanning the full height of the two floors.

To the ground floor there is a Sitting Room with multi-slide patio doors which open seamlessly to the Terrace outside. There is a Dining Room with herringbone Amtico floors and a Modern Kitchen with granite worksurfaces and a useful Utility Room and ground floor cloakroom.

Outside the garden is true feature to the home which the current owners have created to provide interest and privacy. The garden wraps around to three sides ensuring every part of the garden is usable. A glorious terrace which wraps around to two sides creates a wonderful dining and entertaining space.



The property...

ENTRANCE PORCH- Modern grey painted front door with floor to ceiling windows either side. Further window to the side and tiled floor. Internal door with floor to ceiling internal windows to either side opens to;

ENTRANCE HALL- A generously sized and welcoming entrance hall with an almost galleried landing. Impressive full height window spanning the height of two floors, further window to the front, cloaks cupboard and further cupboard. Tiled floor and doors to principal rooms.

DINING ROOM- Featuring herringbone Amtico floors, with a opening to the Kitchen Breakfast Room and full width opening to;

SITTING ROOM- Featuring impressive multi-slide doors which open to the enviable sun terrace outside. The dual aspect reception room enjoys views over the garden and South Downs in the distance. Herringbone Amtico floors. Modern upright radiator.

KITCHEN BREAKFAST ROOM- A modern fitted kitchen finished in a gloss white and complimented by black granite worksurfaces. The kitchen offers an excellent array of cupboards and drawers and provides space for appliances. Enjoying elevated views over the garden.

UTILITY ROOM- Featuring modern fitted kitchen cupboards finished in a gloss white and complimented by black granite worksurface. Spaces for appliances, kitchen sink and tiled floor. Views over the pretty garden and door to the outside and sun terrace.

GROUND FLOOR CLOAKROOM- Modern suite comprising of wc and wash hand basin.

FIRST FLOOR LANDING- A galleried landing with wooden hand rail and balustrade over stairs. Linen cupboard. Doors to principal rooms.



The property...

BEDROOM 1- A generously sized double bedroom with far reaching views across the South Downs National Park. Fitted wardrobes and door to;

EnSUITE BATHROOM- A modern and spacious Bathroom with suite comprising of a bath, separate shower enclosure with glass screen and glass screen door and rainfall shower head, wc and wash hand basin set into a vanity unit. Tiled floor and surrounds.

BEDROOM 2- A generous double bedroom with far reaching views across the South Downs National Park.

BEDROOM 3- Another double bedroom, with elevated views over the front garden and street beyond.

BEDROOM 4- A further double bedroom with elevated views over Houndean Rise.

BATHROOM- A generously sized, modern family bathroom with suite comprising of a bath, separate shower enclosure with glass screen and glass screen door and rainfall shower head, wc and wash hand basin set into a vanity unit. Tiled surrounds and window to the side.





Location...

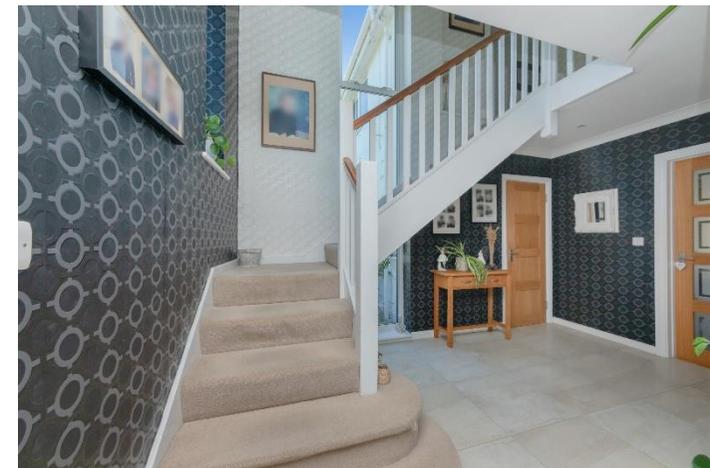
Houndean Rise is a desirable and sought after road on the western peripheries of Lewes. The road primarily features bespoke built 1920's and 1930's detached homes and the area offers direct pedestrian access to the South Downs National Park. The road offers a friendly strong community of people of all ages and boasts an active community orchard and also an annual residents street party.

Lewes High Street is just a mile away or a 22 minute walk away (Source Google Maps) and the nearby bus stops offer a regular bus service providing routes to Lewes High Street and Brighton.

Lewes Mainline Railway Station offers regular direct services to London, Gatwick and Brighton and the A27 and motorways to Gatwick and wider afield are within easy reach of the area.

Lewes is a historic market town boasting an array of shops, restaurants, public houses and public green spaces and popular schools catering for all ages.

Lewes also boasts a great number of sports clubs including tennis, football, rugby, cricket, stoolball, athletics, boating and cycling to name a few.



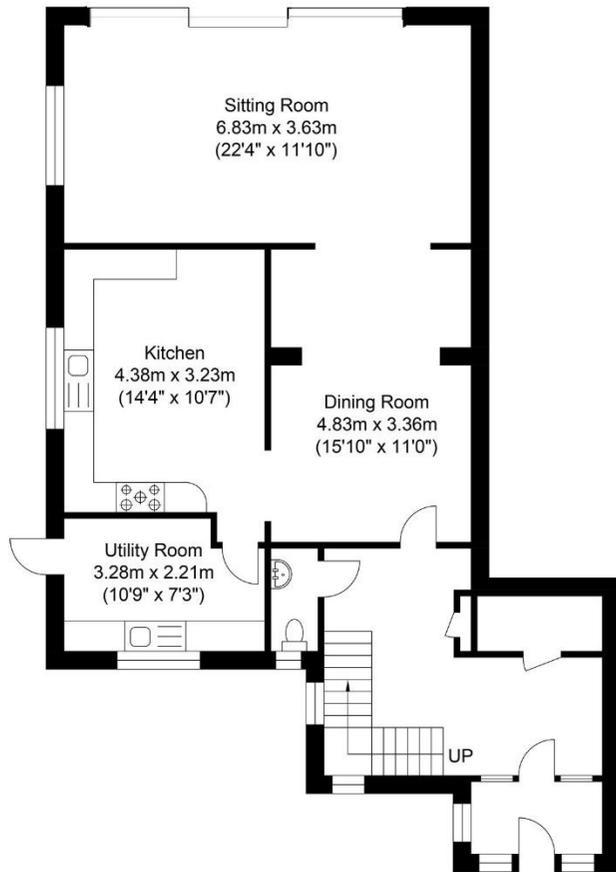


Enquiries...

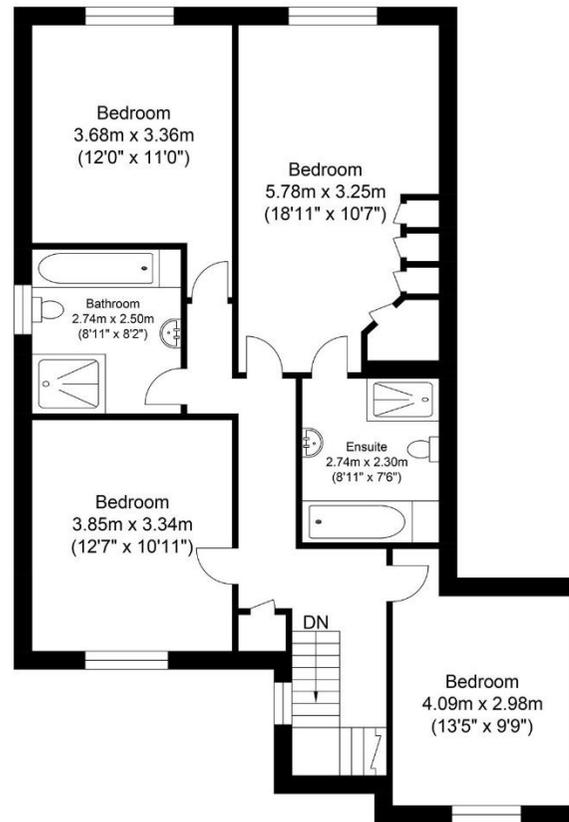
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

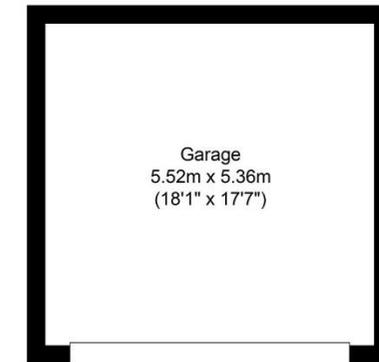
lewes@mansellmctaggart.co.uk



Ground Floor
Approximate Floor Area
903.09 sq ft
(83.90 sq m)



First Floor
Approximate Floor Area
854.65 sq ft
(79.40 sq m)



Garage
Approximate Floor Area
318.50 sq ft
(29.59 sq m)

Approximate Gross Internal Area (Excluding Garage) = 163.30 sq m / 1757.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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