



£450,000-£475,000 guide price

15 The Martlets, Lewes, East Sussex, BN7 2HR

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented 3-bedroom family home situated in the heart of the popular South Malling area of Lewes.

This super property boasts bright, spacious and versatile accommodation spread over three floors with stunning far-reaching views and within walking distance of the town centre and the local, highly acclaimed primary school.

There is a spacious entrance hall with ample storage space into generous modern fitted kitchen which opens onto the pretty rear garden. The first floor presents a bright, dual aspect living room and fitted family bathroom. On the second floor are three bedrooms, varying in size all with far reaching views over the South Downs National Park and the Lewes townscape.

Outside, the property presents a well-maintained courtyard garden with private rear access. The property also boasts off street parking for 2 vehicles, including an electric charging point and an integrated garage with manually operated roller door.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor with storage space. Door to-

KITCHEN/BREAKFAST ROOM- A generous size modern fitted kitchen comprising white, flush fronted, handleless wall and base units with complementing work surfaces, 4 ring gas hob with tiled splashback and chimney style cooker hood above and integrated eye-level double ovens. Further to this is a central island with further storage below and a stainless steel one and half bowl sink with mixer tap. Integrated dishwasher and space for fridge freezer and dining table. This space boasts underfloor heating and is flooded with natural light from the rear aspect window and double glazed, French doors that open directly onto the rear garden.

FIRST FLOOR LANDING- Front aspect double glazed window overlooking the front of the property, storage cupboard, stairs to second floor and doors to principal rooms

LIVING ROOM- A brilliant dual aspect space, measuring 23'10ft x 10'2ft, with expansive front and rear aspect double-glazed windows filling the room with natural light and providing pretty views. The room also has a feature fireplace with tiled hearth and surround and contrasting timber mantel

BATHROOM- A modern fitted family bathroom comprising panel enclosed bath with mixer tap and shower attachment above, glass screen and tiled surround, hand wash basin with mixer tap and set in vanity unit below, wc, chrome heated towel rail, obscured double-glazed window and tiled flooring.

SECOND FLOOR LANDING- Hatch to loft and doors to principal rooms





Property and Outside...

BEDROOM 1- A generous double bedroom, measuring 16'5ft x 10'10ft. With two expansive front aspect window, this creates lots of natural light and provides beautiful views over the South Downs

BEDROOM 2- A double bedroom with rear aspect double glazed windows giving stunning far-reaching views over the Lewes townscape

BEDROOM 3- A single bedroom with double glazed rear aspect window overlooking the Lewes town and further over the Sussex countryside

OUTSIDE

FRONT OF PROPERTY- A paved driveway with space for two vehicles leading to an integral garage with manual roller door

REAR GARDEN- A generously sized, well-kept rear garden. A block paved courtyard garden proves well for low-maintenance, fence enclosed, bordered with an established range of flowers, plants and shrubs. There is rear gated access and a wooden shed.





Location...

The Martlets is a street located in the popular South Malling area of Lewes and benefits from a large recreation field and children's playground nearby.

The High Street is surprisingly close by at just a 20-minute walk away (source google maps). The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes 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

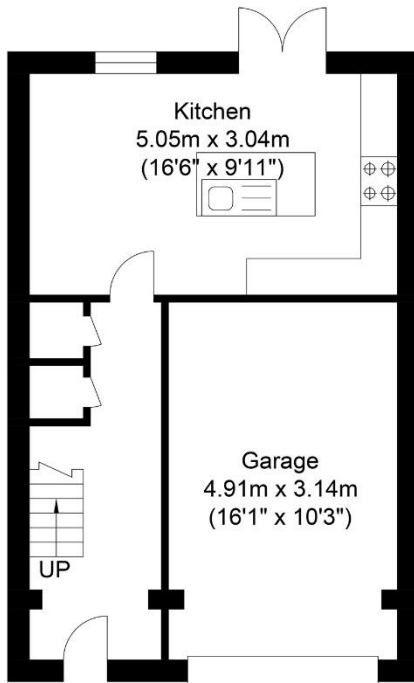
Gas central Heating

Double Glazing.

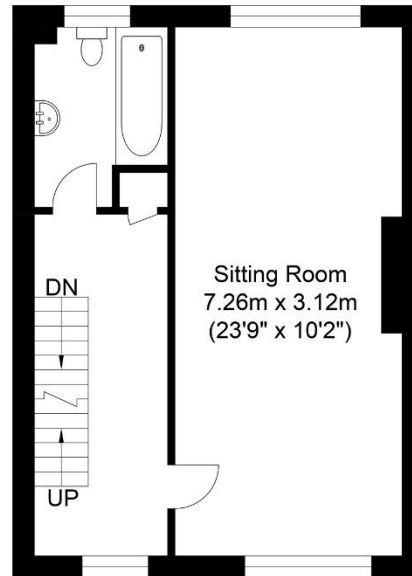
EPC Rating - C

Council Tax Band - D

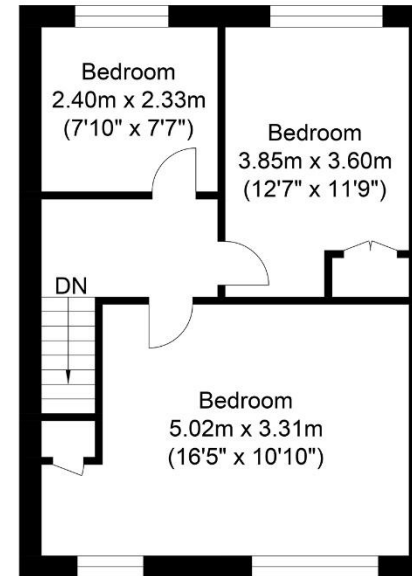
Viewing recommended



Ground Floor
Approximate Floor Area
437.55 sq ft
(40.65 sq m)



First Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)



Second Floor
Approximate Floor Area
394.60 sq ft
(36.66 sq m)



Approximate Gross Internal Area (Including Garage) = 113.97 sq m / 1226.76 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