



£450,000-£475,000 guide price

1 Wheatsheaf Gardens, Lewes, East Sussex, BN7 2UQ

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Overview...

Mansell McTaggart are delighted to present this beautifully presented, double fronted 3-bedroom family home situated in a quiet close within each reach of local schools, town centre and access to scenic walks across the South Downs.

This super property has been lovingly maintained by its current owners and presents bright and spacious accommodation including a dual aspect fitted kitchen/dining room and a generously proportioned living room with French doors leading directly to the garden.

On the first floor are three bedrooms, varying in sizes, all naturally bright and benefitting from fitted wardrobes, there is also a modern fitted family shower room.

Outside, the property enjoys a courtyard garden with direct access to the garage that's currently being used as a home gym. There is also an invaluable allocated parking space providing off street parking.

VIEWING RECOMMENDED



The property...

KITCHEN/DINING ROOM- Front door leads to a wonderful, dual aspect space naturally bright from the front and side windows. Fitted with a comprehensive range of shaker style wall and base units with contrasting wooden work surfaces and tiled surround. One and half bowl sink with mixer tap above, 4 ring ceramic hob with integrated chimney style cooker hood above and oven below with space for further appliances. This generous room has space for a family dining table, creating the ideal setting for everyday living and entertaining. Stairs lead to the first floor with fitted cupboards below and door to-

LIVING ROOM- A great size space with expansive front aspect double glazed windows to the front overlooking the private road, fitted cupboards run along the rear wall while French doors to the side provide direct access to the rear garden, seamlessly blending indoor and outdoor living

FIRST FLOOR LANDING- White painted balustrade leads to spacious landing with side aspect double glazed window, airing cupboard and doors to principal rooms

BEDROOM- A super double room flooded with natural light from the dual aspect, front and side double glazed windows, built in wardrobe

BEDROOM- A good size double room with rear front and side double glazed windows naturally brightening the space, built in wardrobe

BEDROOM- Single bedroom with side aspect double glazed window and built in wardrobe. Currently lined with wardrobes, creating ideal dressing room or study space

BATHROOM- Fitted with a modern white suite comprising a walk-in shower with tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and obscured windows





Outside...

GARDEN- To the side, a low-maintenance, fence-enclosed courtyard garden features a paved patio, providing an ideal space for outdoor entertaining and al fresco dining, with opportunity for attractive potted plants. A gated entrance offers convenient alternative access, while a separate door provides direct access to the garage

GARAGE- Brick built with double glazed side door accessed via the garden and roller door to the front. Currently used as a home gym, with power and lights, with opportunities as an office space or to be reinstated as a garage

PARKING- Allocated space to the side of the property.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Location...

Wheatsheaf Gardens is a cul de sac with direct pedestrian access to the South Downs National Park.

Located within easy walking distance of Lewes High Street which is just a 9-minute walk away (Source Google Maps). An M&S Simply Food is conveniently located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells.

Lewes Mainline Railway Station is also within walking distance offering regular and direct services to London, Brighton, Eastbourne and Gatwick.

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

Lewes High Street offers an array of shops, restaurants, cafes, public houses and antique centres. Also within the town centre we find Harveys Brewery, many public green spaces including the pretty Grange Gardens and Priory Ruins.

Lewes is also the proud home to many sports clubs including football, rugby, cricket, stoolball, bowls, tennis, swimming, athletics and cycling to name a few.

Tenure - Freehold

Gas Central Heating

Double Glazing.

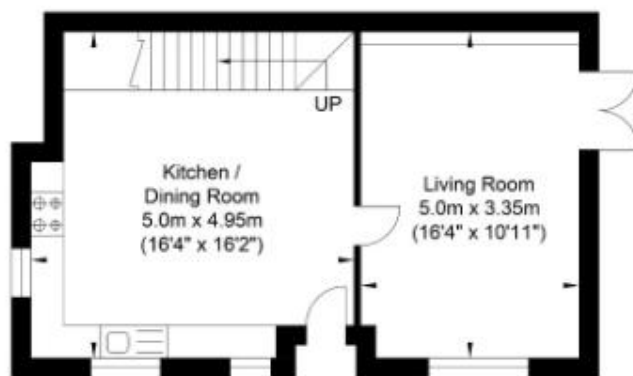
EPC Rating - C

Council Tax Band - C

Viewing recommended



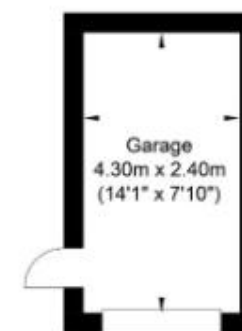
Wheatsheaf Gardens, Lewes



Ground Floor
Approximate Floor Area
433.13 sq ft
(40.24 sq m)



First Floor
Approximate Floor Area
441.32 sq ft
(41.0 sq m)



Garage
Approximate Floor Area
111.08 sq ft
(10.32 sq m)



Approximate Gross Internal Area (Excluding Garage) = 81.24 sq m / 874.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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