



£2,250,000 guide price

Watergate House, Watergate Lane, Lewes, East Sussex, BN7 1UG

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Overview...

A fantastic opportunity to purchase this exceptional 5,300 sq ft home located in a seldom used road adjacent to the historic High Street.

The property has been recently refurbished and remodelled to create this bespoke, high specification, home.

The accommodation is both flexible and adaptable with an emphasis to natural light for the reception areas and an excellent flow of space to the Terraces outside.

To the first floor we find a stunning semi-Open Plan Kitchen, Dining Room with Snug area and a Further Sitting Room all with wonderful natural light and vaulted ceilings with exposed beams at high level. There is a further Reception Room with curved feature wall and windows, which leads out onto the two 20ft Terraces outside which make the most of the Southerly views.

Arranged over two floors we find 4 generously sized bedrooms each with modern ensembles, the principal bedroom further boasting a Dressing Room. An additional 38ft room is presented as a Studio shared with the 5th Bedroom and there is also a Laundry Room and also the rare commodity of a 21ft Garage.

Viewings are Highly Recommended.



The property...

ENTRANCE PORCH- Bespoke made, artisan gates open to a discrete entrance with double front doors opening to;

ENTRANCE HALL- Bespoke made floor to ceiling cabinetry providing excellent storage for coats and shoes, two steps lead down to truly impressive hall with sweeping stair cases leading up to the first floor and down to the lower ground floor. A partially vaulted ceiling leads up to generously size roof windows. Doors to principal rooms.

BEDROOM 1- An exceptional bedroom suite measuring over 20ft. floor to ceiling windows to either side of double sliding doors which open to the outside. Further architectural internal window. The bedroom area is open plan to the;

DRESSING AREA- High quality cabinetry with floor to ceiling doors, opening to;

ENSUITE- A luxurious ensuite shower room with contemporary suite comprising of a walk in shower enclosure with rainfall shower head and fixed glass screen. Wc and wash hand basin set into vanity.

BEDROOM 2- A generous double room with a pair of windows to the front. The bedroom offers plenty of fitted wardrobes features wood floors and a door opens to;

ENSUITE- A modern bathroom suite comprising of a bath with shower over, wc and wash hand wash hand basin. modern tiled surrounds.

BEDROOM 3- A generous double room with a pair of windows to the front and further window to the side. The bedroom offers plenty of fitted wardrobes and a fitted desk and features wood floors and a door opens to;

ENSUITE- A modern bathroom suite comprising of a bath with shower over, wc and wash hand wash hand basin. modern tiled surrounds. Window to the side.

CLOAKROOM- Modern suite comprising of a wc and wash hand basin. Pocket door to storage cupboard.



The property...

FIRST FLOOR LANDING- The sweeping staircase rises elegantly alongside curved windows and a sliding door which open to the first terrace outside. Door to;

OPEN PLANING LIVING, KITCHEN, DAY ROOM- A magnificent room measuring an impressive 38ft and featuring a vaulted ceiling with exposed beams at high level, the dual aspect room boasts a total of eight windows and two roof windows flooding the space with natural light. The space has been thoughtfully and cleverly divided into a private reception area and a generous open plan Kitchen Dining Room with further living area.

KITCHEN/DINING ROOM- The centrally positioned kitchen acts as the room divide with a high quality bespoke made cabinetry finished in a deep rich wood which is complimented by contrasting electric blue low level cupboards and drawers and a mid grey granite worksurface. The kitchen is a superb entertaining space which makes the most of the elevated views. The space is shared with the Dining Area and also a further Snug, both reception spaces enjoy the far reaching views that extend as far as the South Downs and feature sliding patio doors to either side of the chimney, complete with contemporary wood burning stove, that open to a Balcony that in turn leads to the two Terraces.

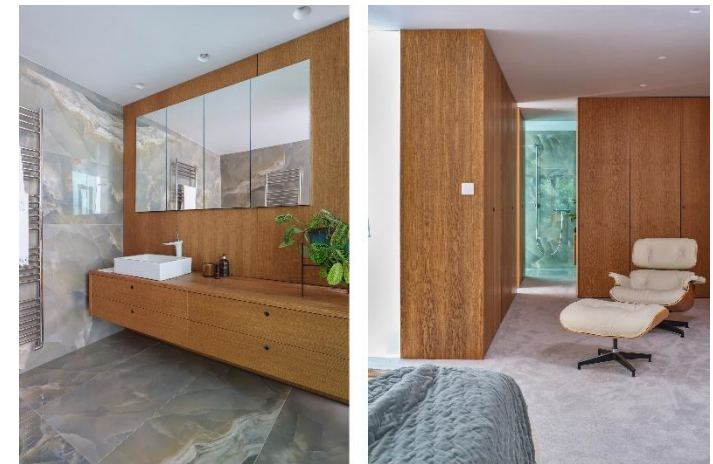
SITTING ROOM- Hidden by the kitchen this generously sized reception room features a gorgeous vaulted ceiling with exposed timbers at high level and enjoys elevated views to the side. Bespoke cabinetry provides entertainment storage and a door opens to;

FURTHER RECEPTION ROOM- Featuring a superb partially glazed curved wall and a pair of glazed doors which open to the Terrace outside. Presented as a Games Room the reception space features wood floors and far reaching views.

LOWER GROUND FLOOR HALL- A generously sized hall with partially vaulted ceiling and sweeping staircase. Doors to principal rooms. Store cupboard.

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





Property & Outside...

BEDROOM 4- A generous double room with window to the side. The bedroom offers plenty of fitted wardrobes and a fitted desk and features wood floors and a door opens to;

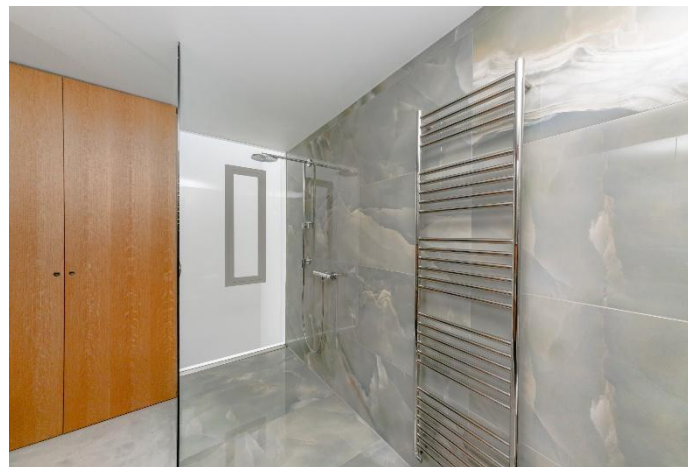
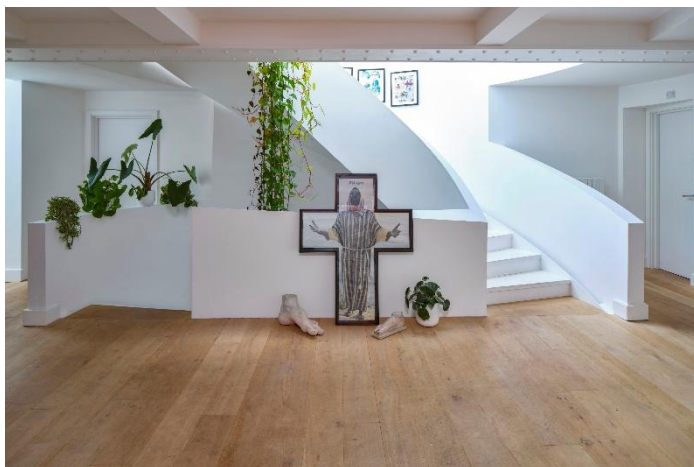
ENSUITE- A modern suite comprising of a walk-in shower enclosure, wc and wash hand wash hand basin. modern tiled surrounds. Window to the side.

BEDROOM 5- The enviable 38ft room is presented as a Studio with Bedroom area which is divided by bespoke made wardrobes and furniture and features windows at high level to the side. The Studio space is open plan with roof windows bring natural light in from above. Doors enter from the hall from both sides allow the space to be more formally separated if desired.

LAUNDRY- A welcomed addition to any home, with fitted wardrobes and cupboards.

GARAGE- A dual aspect garage with modern electric roller door, power points and light.

TERRACES- Two sizable terraces both measuring over 20ft link the reception areas of the property together and make the most the Southerly Facing Light and Views. Being away from passing traffic the terraces offer a space to relax and enjoy in relative peace or offer a superb entertaining area.





Location...

Watergate Lane is a seldom used road adjacent to Lewes High Street and leads to the beautiful Grange Gardens and also Lewes Mainline Railway Station.

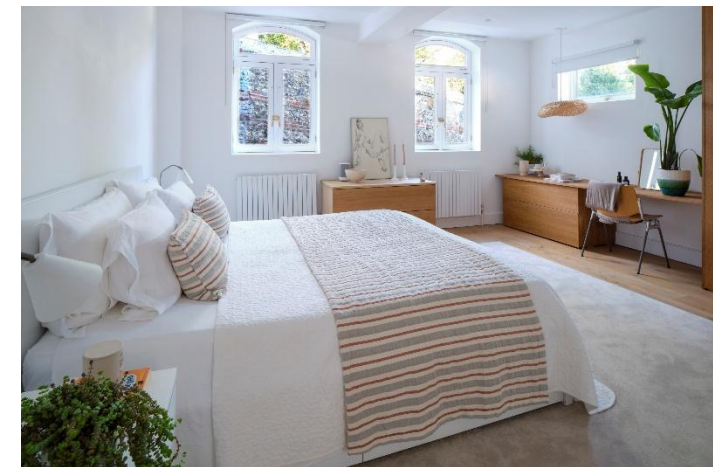
With the High Street at the top of the short lane, restaurants, public houses and cafés are within striking distance of the front door as is The Depot Cinema and many boutique shops.

Lewes further benefits from a Mainline Railway Station with regular and direct services to London, Brighton and Gatwick with an excellent choice of schools catering for all ages with both state and Lewes Old Grammar School to choose from.

The historic market town is proud to host an excellent number of sports clubs including, football, rugby, cricket, golf, tennis, stoolball, athletics, cycling and swimming to name just a few.

Gas Central Heating - Double Glazing.

EPC Rating - C - Council Tax Band - H



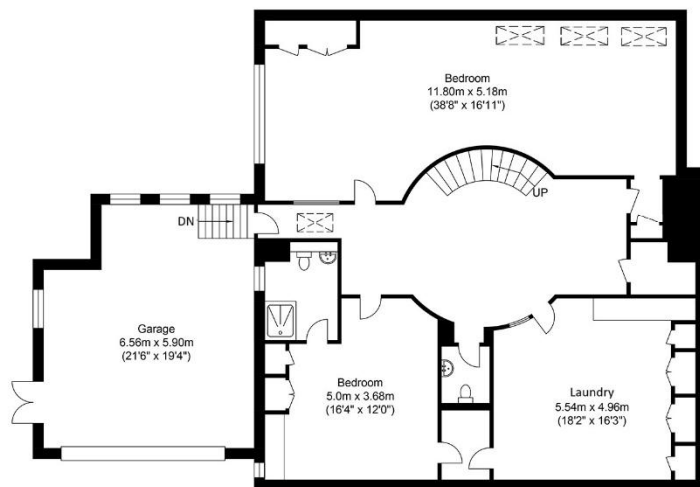


Enquiries...

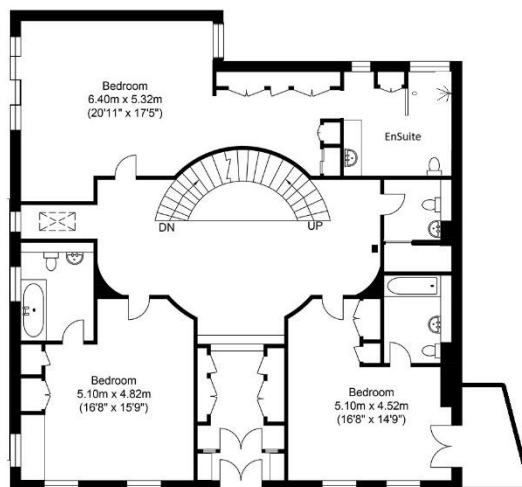
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

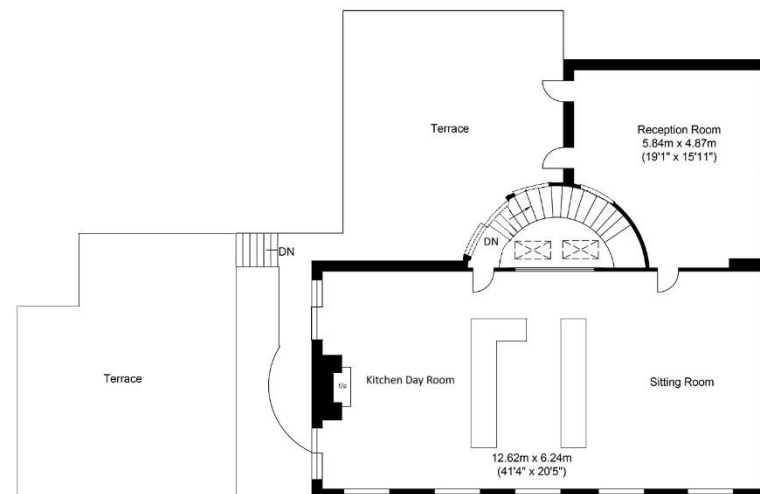
lewes@mansellmctaggart.co.uk



Lower Ground Floor
Approximate Floor Area
2170.97 sq ft
(201.69 sq m)



Ground Floor
Approximate Floor Area
1766.25 sq ft
(164.09 sq m)



First Floor
Approximate Floor Area
1360.77 sq ft
(126.42 sq m)

Approximate Gross Internal Area (Including Garage) = 495.20 sq m / 5330.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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