



£600,000 - £625,000 guide price

43a Queens Road, Lewes, East Sussex, BN7 2JQ

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Overview...

A great opportunity to purchase this beautifully presented, newly built 4 bedroom detached family home situated in a quiet cul de sac in the popular South Malling area of Lewes, within walking distance of local schools and the town centre.

This bespoke built property has been constructed with an emphasise on natural light and Energy Efficiency, boasting an A rated EPC with Solar PV, an Air Source Heat Pump and Electric Vehicle Charge Point and features a 10 year build warranty.

The 4 Double Bedroom Detached home features a 25ft triple aspect Open Plan Living, Kitchen, Dining Room with bi-fold doors which lead into the garden. There is a further Snug, Utility Room and Ground Floor Cloakroom. Upstairs there is gorgeous Family Bathroom with roof window and a high quality EnSuite Shower Room serving the principal bedroom.

Outside there is ample off street parking and gated access to the Southerly Facing Garden which is mostly laid to lawn and features a paved patio.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door to a bright, spacious hall with stairs to first floor and cupboard below, LVT flooring and doors to principal rooms

UTILITY- Front aspect double glazed window overlooking the front of the property, side door providing alternative access, worksurfaces with stainless steel sink and plumbing for washing machine and tumble dryer

CLOAKROOM/W.C.- White low-level W.C. with concealed system, wash hand basin and obscured window

OPEN PLAN LIVING, KITCHEN/DINING ROOM- A wonderful, light and airy triple aspect room, measuring an impressive 25'6ft x 12'7ft. Featuring a high quality modern fitted kitchen comprising flush fronted matte handleless wall and base units with contrasting worksurfaces and splashback, sink with matte mixer tap and expansive front aspect window above. 4 ring ceramic hob with integrated cooker hood above, integrated eye-level double oven, fridge freezer and dishwasher. This seamlessly opens up to a living and dining space, lined with LTV flooring, high side aspect window, an ideal space for socialising and entertaining. To the rear, bi-fold doors fully open to naturally extend into the garden. Underfloor heating.

SNUG- A good size room with double glazed window overlooking the rear garden, perfect family room or as fifth/occasional guest bedroom. Underfloor heating.

FIRST FLOOR LANDING- Double glazed skylight filling the space with natural light, white painted balustrade leads to landing with doors to principal rooms

BEDROOM- A super double room with generous front aspect double glazed windows and door to-

EN SUITE SHOWER ROOM- Walk in shower with tiled surround and glass door, wash hand basin with tiled splashback, wc with concealed system and chrome heated towel rail.





Property and Outside...

BEDROOM- A great size double bedroom, measuring 12'6ft x 8'9ft, with double glazed rear window overlooking the rear garden

BEDROOM- A great double bedroom with rear aspect double glazed window

BEDROOM- A good size room with front aspect double glazed window overlooking the front of the property

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C., chromed heated towel rail and roof window

FRONT OF PROPERTY- Block paved with space for two vehicles, bordered with brick-built plant beds, side gates either side lead to the rear garden

REAR GARDEN- A deceptively generous garden of a desirable Southerly Aspect, with an area of paved patio to the rear of the property, ideal for alfresco dining and socialising, this leads to a larger area laid to lawn, fence enclosed. A wonderful, private space for entertaining and relaxing with gardening opportunities.





Location...

Queens Road is located in the popular South Malling area of Lewes and benefits from being within easy access to the local convenience store, South Malling Primary School and bus stops providing routes to the town centre and also Brighton, Tunbridge Wells and Eastbourne.

The High Street is surprisingly close by at just a 23-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.

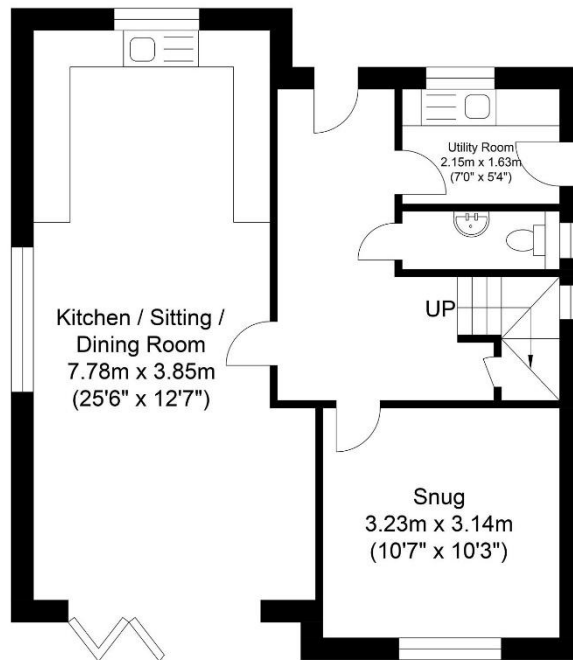
Tenure - Freehold

Air Source Heat Pump - Double Glazing - EV Charge Point - Solar PV generating electricity - 10 Year New Build Warranty

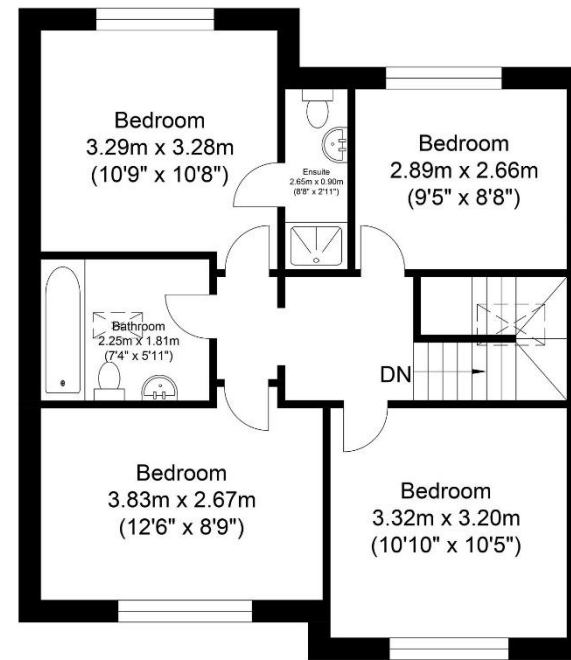
EPC Rating - A

Council Tax Band - Yet to be Rated by LDC





Ground Floor
Approximate Floor Area
585.01 sq ft
(54.35 sq m)



First Floor
Approximate Floor Area
585.01 sq ft
(54.35 sq m)

Approximate Gross Internal Area = 108.70 sq m / 1170.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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