



£1,000,000 - £1,100,000 guide price

Three Greens, Kingston Road, Lewes, East Sussex, BN7 3NB

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

We are pleased to market for sale this 5 Bedroom, 3 Bathroom, Detached property of Scandinavian design, constructed by Hedlands.

The property is of an impressive 2,166 sq ft and boasts charm and character with flexible and adaptable accommodation over two floors with far reaching views to the front.

The property features a Modern Kitchen Dining Room, further Reception Room, and Utility Room on the ground floor along with 3 Bedrooms and a Bathroom.

Upstairs is the First Floor Sitting Room with Vaulted Ceiling and Balcony with far reaching views. Completing the first floor accommodation are 2 generously sized double bedrooms and two EnSuite Shower Rooms.

Outside the garden wraps around the property to the South and West aspects. There is a Detached Double Garage and an extensive Driveway.

Viewings are Highly Recommended.



The property...

Entrance Hall- A welcoming entrance hall with stripped wood doors to principal rooms. Stairs with wooden hand rail and balustrade to first floor. Cloaks cupboard.

Kitchen Dining Room- Measuring a generous 18'5 the dual aspect room is flooded with natural light and enjoys views over the garden. The modern kitchen is finished in a muted green, complimented by dark grey worksurfaces and a refreshing pop of colourful magenta splashbacks. The kitchen features an array of cupboards and drawers and integral appliances. Door to Garden, door to Utility Room, Airing Cupboard, and double doors to;

Reception Room- Currently presented as a dining room and enjoying dual aspect views over the garden. Double doors open to the garden and an internal door opens to the entrance hall. Painted panelled ceiling.

Utility Room- Offering further kitchen storage and space for appliances, stainless steel sink of a bowl design, cupboard housing gas fired boiler and door to garden.

Ground Floor Bathroom- Featuring an intercommunicating door to Bedroom 3 serving as an ensuite and also a door from the hall serving bedrooms 4 and 5. Suite comprising of a bath with shower over, wc, bidet and wash hand basin. Tiled surrounds. Window to the side.

Bedroom 3- A comfortable double bedroom enjoying views over the rear garden. fitted wardrobe with double doors and door to intercommunicating bathroom.

Bedroom 4- A comfortable double bedroom with fitted cupboard and views over the garden.

Bedroom 5- A comfortable bedroom or Study enjoying views over the garden. Fitted cupboard with shelves.





Property...

First Floor Landing- Roof window, drop down loft ladder to loft with good head height. Doors to principal rooms.

Living Room- A magnificent first floor Sitting Room boasting far reaching views. The vaulted ceiling with wood paneling reminds us of the Scandinavian architecture. Roof windows to the side and a glazed door with windows to either side open to a Balcony and make the most of the views across the valley.

Balcony- With wooden balustrade and far reaching views.

Bedroom 1- Dual aspect bedroom with elevated views over the garden. Vaulted ceiling, fitted wardrobes and door to;

EnSuite- Suite comprising of a Shower enclosure, wc, bidet, wash hand basin, roof window, half tiled walls and door to Sauna complete with fitted seat and wood paneled walls.

Bedroom 2- A further double bedroom with vaulted ceiling, roof window, fitted wardrobes and door to;

EnSuite - Suite comprising of a Shower enclosure, wc, wash hand basin, roof window, and half tiled walls





Outside and Location...

Driveway- A gravelled driveway providing extensive off street parking located to the front and side of the property.

Garage- Detached double garage with electric garage door, power points and light. Pedestrian door and window to the rear.

Garden- The garden wraps around the property to two sides and rear and is of a desirable South and Westerly aspect. The garden is mostly laid to lawn with mature shrubs and specimen trees.

Kingston Road links Lewes and the village of Kingston with a footpath and designated cycle path. The road primarily comprises of detached homes of differing ages and architecture.

Lewes Mainline Railway station is just 0.9 miles away (source Google Maps) providing regular and direct services to London, Gatwick, Brighton and Eastbourne.

The High Street, is just 1.1 miles away (source Google Maps) offering an excellent choice of shops, restaurants, cafes, public houses, antique centres and The Depot Cinema.

Lewes is home to a great choice of schools catering for all ages including state schools and Lewes Old Grammar, this historic market town is proud to host a number of sports clubs and offers an open air swimming pool and leisure centre.

The South Downs National park is on the door step of the property offering wonderful scenic walks.

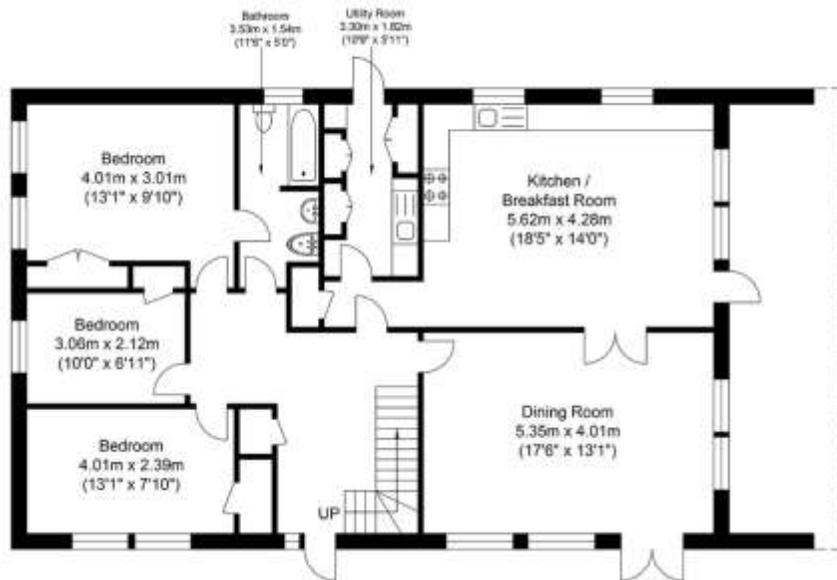
Title - Freehold

Gas Central Heating - Triple Glazing

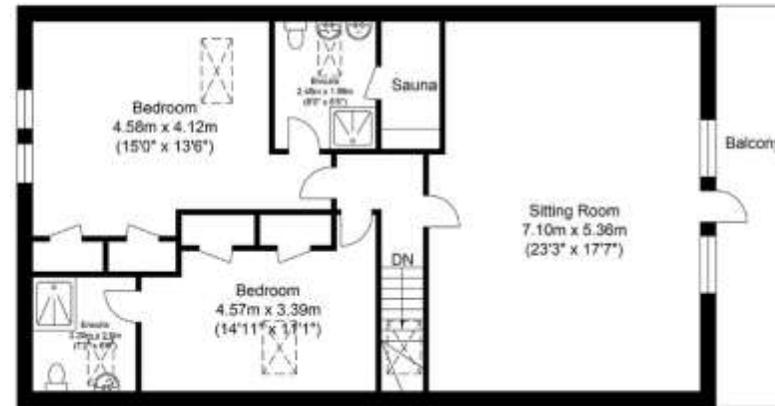
EPC Rating - TBC

Council Tax Band - G





Ground Floor
 Approximate Floor Area
 1178.32 sq ft
 (109.47 sq m)



First Floor
 Approximate Floor Area
 987.37 sq ft
 (91.73 sq m)



Garage
 Approximate Floor Area
 407.73 sq ft
 (37.88 sq m)



Approximate Gross Internal Area (Excluding Garage) = 201.20 sq m / 2165.69 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