



£400,000-£425,000 guide price

The Corner House, The Spinneys, Lewes, East Sussex, BN7 2RN

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# Overview...

A rarely available recently refurbished throughout, Detached property situated just a 9 minute walk from the High Street and just 2 minutes to the entrance to the South Downs National Park (source Google maps)

The 2 Double Bedroom is well presented throughout but also offers further potential to extend or develop to a 3 or 4 bed or a car port (stpp) or simply expand the garden space

The property boasts a dual aspect Modern Kitchen Dining Room, and a generously sized dual aspect Sitting Room with double doors which open to the garden.

Upstairs there is a Modern Bathroom and 2 Double Bedrooms, each with fitted wardrobes and glimpses of the South Downs.

Outside the corner plot offers a walled garden featuring an area of lawn, paved patio and decked terrace. The property further boasts 4 Parking Spaces.

VIEWING RECOMMENDED



# The property...

**ENTRANCE HALL-** Front door, white painted panelled doors to principal rooms. Stairs with painted handrail and balustrade to first floor. Understairs cupboard.

**SITTING ROOM-** Measuring a generous 16'5 the dual aspect reception room features a bay window to the front and double doors open to the rear garden.

**KITCHEN/DINING ROOM-** A modern Kitchen Dining Room featuring a kitchen finished in a timeless white gloss design and comprising of cupboards and drawers and complimented by wood look worksurfaces and simple white tiled splashbacks. The dual aspect kitchen provides space for appliances and a comfortable dining area with views over the rear garden.

**FIRST FLOOR LANDING-** White painted panelled doors to principal rooms, painted handrail and balustrade over stairs. Window to the rear. Linen cupboard. Loft hatch access with a retractable ladder.

**BEDROOM 1-** A generous double bedroom boasting dual aspect light with views to the front and rear with glimpses of the South Downs to the rear. Fitted Wardrobe

**BEDROOM 2-** A comfortable double bedroom boasting dual aspect light with views to the front and rear with glimpses of the South Downs. Fitted Wardrobe

**BATHROOM-** Modern bathroom with suite comprising of a bath with shower over and glass screen, wc and wash hand basin. Simple white tiled walls and window.







## *Property and Outside...*

**REAR GARDEN-** Occupying a corner plot the garden has an area of lawn, a paved patio and a slightly raised decked terrace. The garden is not overlooked, being enclosed by a walled and fenced boundaries with a pathway leads to gated side access which opens to the Driveway. This includes a spacious storage shed.

**PARKING-** Located to the side of the property and providing a generous 4 Off Street Parking Space.



Whilst the property is extremely well presented throughout there does seem potential to extend the property if desired, subject to the necessary permissions and consents.

A larger garden also seems possible simply by repositioning the garden fence to encompass the tarmacked area of parking. The property would retain the two parking spaces on the brick laid area as can be seen in the drone image.



## Location...

The Spinneys is a cul de sac located within easy walking distance of Lewes High Street which is just a 9 minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Spinneys via a pedestrian crossing at Wheatsheaf Gardens. An M&S Simply Food is located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield, Tunbridge Wells and Eastbourne.

South Malling Primary School and Priory Secondary Schools are both within walking distance as is South Downs College and Lewes Old Grammar School.

Lewes benefits from a Mainline Railway Station with direct services to London, Gatwick and Brighton. This historic market town also provides a modern Cinema, leisure centre and an array of shops, restaurants and public houses.

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



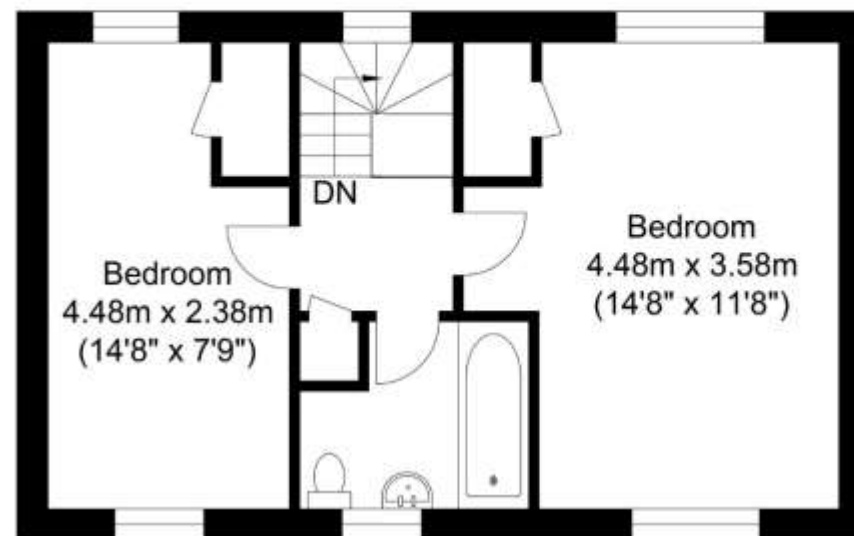
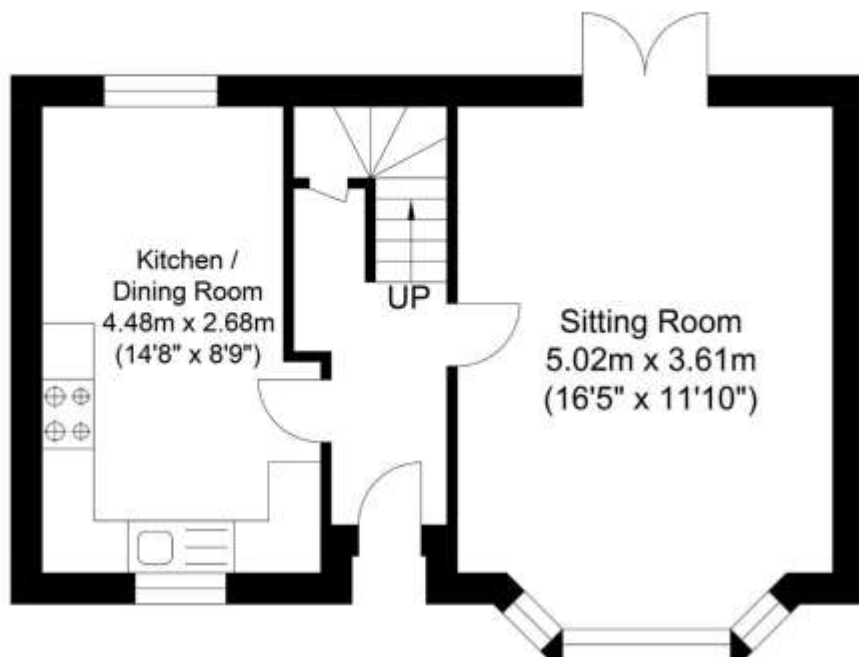
Tenure - Freehold

Gas Central Heating - Double Glazing

EPC Rating - C

Council Tax Band - C





Ground Floor  
Approximate Floor Area  
372.64 sq ft  
(34.62 sq m)

First Floor  
Approximate Floor Area  
366.61 sq ft  
(34.06 sq m)

Approximate Gross Internal Area = 68.68 sq m / 739.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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