



£475,000-£495,000 guide price

34 De Montfort Road, Lewes, East Sussex, BN7 1SR

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented three-bedroom, two reception room period house which is situated within easy reach of historic Lewes town centre and the South Downs National Park.

Arranged over three floors, the accommodation comprises a front aspect sitting room with stripped wood flooring and bay window which opens into the dining room with window to the rear. Off this is the separate fitted kitchen which is fitted with a range of units and spaces for fridge freezer and washing machine. There is a side aspect window and door which opens onto the rear courtyard.

The first floor boasts the main bedroom with bay window offering views over Lewes, a further rear aspect bedroom and a modern fitted bathroom while the top floor offers a further double bedroom with adjacent ensuite shower room.

Outside, there is a small courtyard with storage cupboard and steps leading to a sunny decked area.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

SITTING ROOM- Front aspect bay window, door to stairs, stripped wood floor, open to-

DINING ROOM- Rear aspect window overlooking rear courtyard, understairs cupboard, stripped wood floor, doorway to-

KITCHEN- Fitted with a range of wall and base cupboards and contrasting worktops, inset stainless steel sink with adjacent mixer tap, 4 ring ceramic hob with cooker hood over and oven below, tiled splash back, space for tall fridge freezer, washing machine and slimline dishwasher, rear aspect window, quarry tiled floor, part glazed door to the rear courtyard.

FIRST FLOOR LANDING- Stairs to second floor.

BEDROOM- A good size double room with front aspect bay window offering views over Lewes, generous range of fitted wardrobes.

BEDROOM- Rear aspect window.

BATHROOM- Fitted suite comprising a panel enclosed bath with shower over, shower curtain and rail, tiled walls, pedestal wash hand basin with tiled splash panel, obscured window, tiled floor.

TOP FLOOR LANDING- Door to-

BEDROOM- A super double room with 2x Velux roof window, eaves storage, wood flooring, door to-

ENSUITE SHOWER- Fitted modern white suite comprising a corner shower with glass doors and tiled enclosure, wall mounted wash hand basin, low level W.C., heated towel rail, obscured window.





Outside...

REAR GARDEN- A small courtyard leads up steps to a raised area of decking flanked by low level fencing, store cupboard, gated pedestrian access.



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



Location...

De Montfort Road is located on the edge of the historic Lewes town centre with access to the South Downs National Park found at the end of the road, with access via Spital Road and The Gallops. At the other end of the road we find access to Baxters Field, a public green space and recreation field. There are several local shops within a short walk including a butchers, pharmacy and convenience store. Lewes High Street is just an 8 minute walk away (Source Google Maps)

Lewes Mainline Railway Station is just a few minutes further and offers direct services to London, Gatwick and Brighton.

Within the town centre we find an array of shops, restaurants and public houses, The Depot Cinema, a leisure centre, open air swimming pool, and many sports clubs.

Lewes also offers schooling for all ages from nursery to tertiary college from popular state schools and Lewes Old Grammar School.

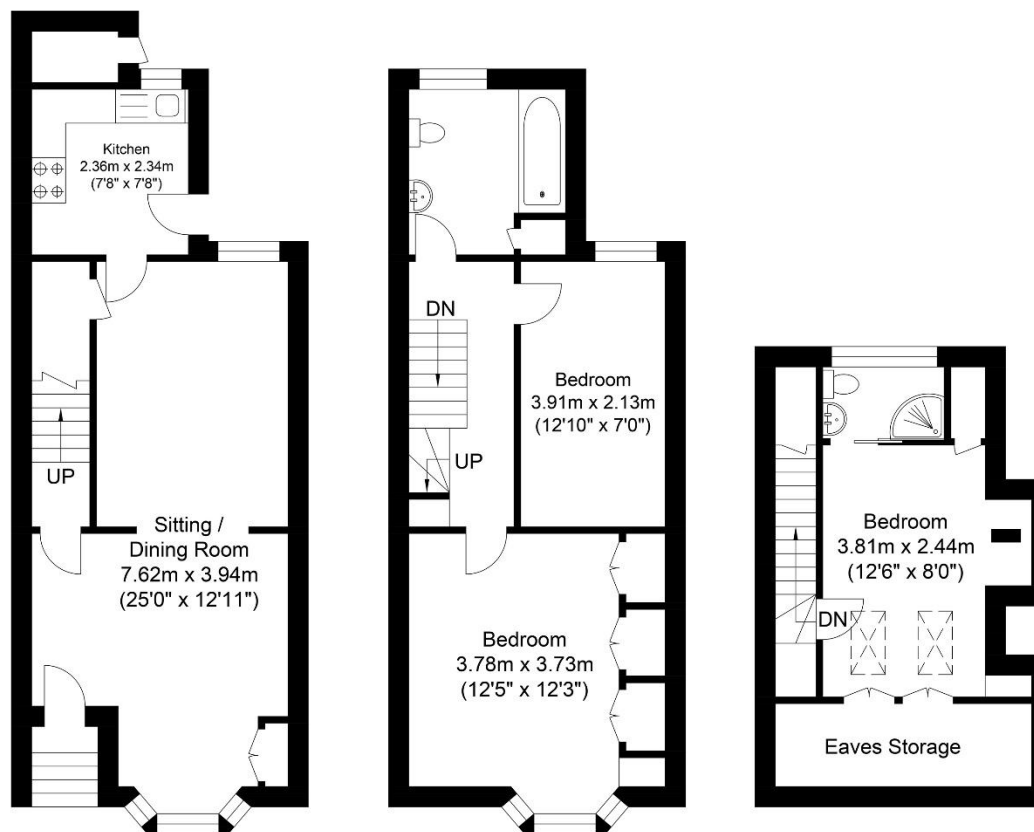
Tenure - Freehold

Gas central Heating

EPC Rating - D

Council Tax Band - C

Viewing recommended



Ground Floor
 Approximate Floor Area
 378.88 sq ft
 (35.20 sq m)

First Floor
 Approximate Floor Area
 383.51 sq ft
 (35.63 sq m)

Second Floor
 Approximate Floor Area
 227.54 sq ft
 (21.14 sq m)

Approximate Gross Internal Area (Including Eaves Storage) = 91.97 sq m / 989.95 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