

£925,000 offers in excess of

31 King Henry's Road, Lewes, East Sussex, BN7 1BY

MANSELL McTAGGART

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Overview...

Mansell McTaggart are delighted to this substantial seven-bedroom semi-detached home, ideally situated on King Henry's Road in the highly sought-after Wallands area of Lewes.

Extending to over 2,500 sq ft of accommodation arranged across four floors, this characterful property retains a wealth of attractive period features throughout. Offering generous and versatile living space, the home also presents exciting potential for updating and modernisation, stpp.

The ground floor features two spacious reception rooms, both showcasing impressive feature fireplaces and ornate cornicing. The rear reception room is particularly appealing, with bay windows enjoying impressive views. A fitted kitchen and breakfast room, complete with a useful pantry, provides additional space for everyday living, a cloakroom/WC completes the ground floor.

Arranged over the first and second floors are seven bedrooms of varying sizes, offering flexibility for family living, guest accommodation or home working. The principal bedroom enjoys stunning far-reaching views to the rear, overlooking the River Ouse and beyond over Ashdown Forest. A cellar provides valuable additional storage space.

Externally, the property benefits from a front courtyard, alongside a workshop offering further practical space. To the rear, areas of greenery create an inviting setting in which to relax.









The property…

ENTRANCE PORCH- Door leads to a porch with space for coats and shoes and door to-

ENTRANCE HALL- A generous hall with solid wood doors to principal rooms, stairs to lower ground floor and first floor and door to the rear leading to the original entrance featuring a stained glass overlight

BREAKFAST ROOM- A naturally bright space with front aspect sash windows overlooking the front courtyard, a fireplace recess currently houses the boiler. A great space for everyday living with a door leading to-

KITCHEN- Fitted with wall and base units with matching work surfaces, one and half bowl sink with adjacent mixer tap with an obscured side sash window above. 4 ring ceramic hob with integrated cooker hood above and oven below, and tiled backsplash, space for fridge freezer and dishwasher, also featuring tiled flooring. A separate cupboard enhances storage and creates an ideal pantry, with side window. Door to-

CLOAKROOM/W.C.- White low-level W.C., hand wash basin with side window and painted brick walls

DINING ROOM- A generous sized space with exposed floorboards, cornices and an ornate feature fireplace with a tiled hearth, beautifully designed surround housing a cast iron fireplace, flanked by side sash windows, overlooking the side of the property and filling the room with natural light. A great space for a family dining table, entertaining or as an extra reception room

LIVING ROOM- A brilliant space with high ceilings, cornices and a feature fireplace presenting a beautiful marble surround and mantel. To the rear, a generous floor to ceiling bay window enjoys a breath-taking outlook over the River Ouse and beyond over Ashdown Forest

CELLAR- On the lower ground floor, a generous space, ideal for storage with separated rooms and areas







The property...

FIRST FLOOR LANDING- Wooden balustrade leads to second floor and doors to principal rooms

BEDROOM- A single bedroom with front aspect sash window overlooking a southerly aspect, built in wardrobe and feature fireplace with ornate surround housing a cast iron fireplace

BATHROOM- White suite comprising a panel enclosed bath with shower above and tiled surround, hand wash basin, wc, bidet and side aspect sash window

SUITE- White low-level W.C. with wash hand basin, obscured side sash window and tiled flooring

BEDROOM- A generous double bedroom with side aspect sash windows flanking a feature fireplace, pedestal hand wash basin with tiled splashback

BEDROOM- A beautiful double bedroom, measuring an impressive 17'10ft x 14'6ft, with exposed floorboards, cornices and feature fireplace. Enjoying stunning, far-reaching rear aspect views through the bay and sash windows

SECOND FLOOR LANDING- Side aspect window and doors to principal rooms

BEDROOM- Good size double bedroom with front aspect sash window, feature fireplace with built in cupboard

BEDROOM- Double bedroom with side aspect sash window

BEDROOM- Double bedroom with side aspect window and feature fireplace

BEDROOM- A generous double bedroom with parquet flooring, vaulted ceilings, built in wardrobe and rear aspect sash window enjoying far-reaching views across the Sussex countryside and the South Downs















Outside...

FRONT OF PROPERTY- Steps lead to a sunny courtyard area of a southerly aspect, block paved with space for a range of potted plants, access to the workshop and side access to the rear of the property

WORKSHOP- Brick built with pedestrian door and side aspect windows, a great space for further storage and potential for use as a home office

REAR OF PROPERTY- To the rear and side of the property is an area laid to lawn with a paved path leading to the front door, flanked with a selection of plants and trees







Location...

King Henry's Road is located in the highly desirable and sought after Wallands area of Lewes. Wide tree lined streets, and easy access to the town centre and also the South Downs National Park makes the area popular with families along with access to public parks and recreation fields. The area benefits from a local convenience shop at Leicester Road and access to the South Downs can be found a short walk away at the end of King Henrys Road via Hill Road.

Lewes High Street is surprisingly close at just a 16-minute walk away via the picturesque Castle Grounds. The town centre offers many individual shops, restaurants, cafes and public houses, with the wider area offering The Pells outdoor swimming pool, leisure centre, and The Depot Cinema.

Lewes also boasts a Mainline Railway Station with regular services to London and Brighton and Gatwick.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School

Tenure – Freehold

Oil Fired Central Heating

EPC Rating – D

Council Tax Band – G

Viewings Highly Recommended









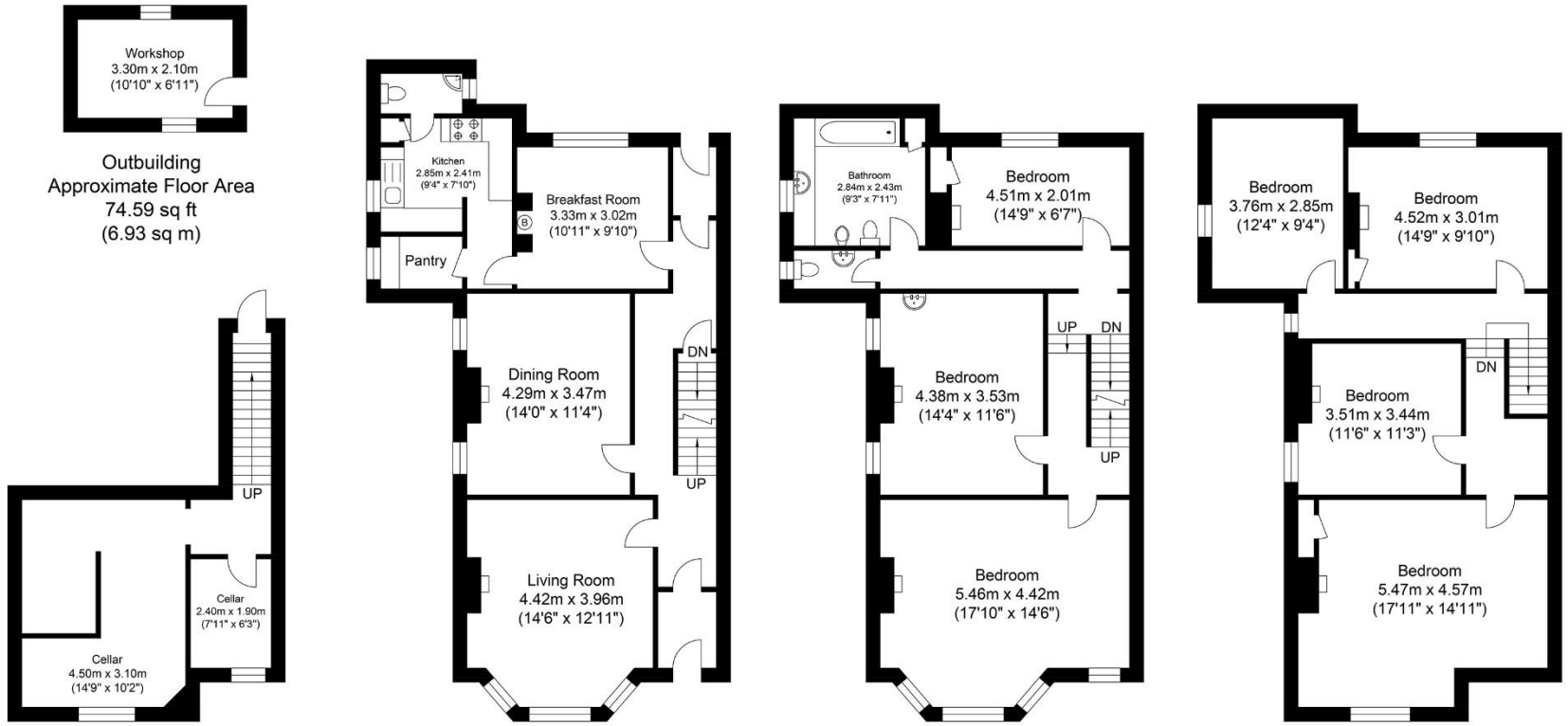


Enquiries...

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

01273 407929 or

lewes@mansellmctaggart.co.uk



Outbuilding
Approximate Floor Area
74.59 sq ft
(6.93 sq m)

Lower Ground Floor
Approximate Floor Area
275.12 sq ft
(25.56 sq m)

Ground Floor
Approximate Floor Area
767.78 sq ft
(71.33 sq m)

First Floor
Approximate Floor Area
748.41 sq ft
(69.53 sq m)

Second Floor
Approximate Floor Area
757.34 sq ft
(70.36 sq m)

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Approximate Gross Internal Area (Excluding Outbuilding) = 236.78 sq m / 2548.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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