



£625,000 guide price

25 South Way, Lewes, East Sussex, BN7 1LX

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Overview...

This wonderful three-bedroom family home offers generous living space across two floors, complemented by impressive views over Lewes, with room for modernisation and personalisation.

Understood to have been in the ownership of the same family since its construction in 1922, the property is located in the Nevill estate, a highly sought after area of Lewes offering direct access to the South Downs National Park.

The ground floor comprises a welcoming entrance hall, a bright and airy living room featuring a large bay window and attractive fireplace, and a generous dining room with a feature fireplace and French doors opening directly onto the rear garden. The fitted kitchen is positioned to the rear of the property, enjoying delightful, elevated views over Lewes and the South Downs beyond, and benefits from convenient side access.

Upstairs, the property offers three bedrooms, varying in sizes, all enjoying beautiful far-reaching views, along with a fitted family bathroom and separate wc,.

Outside, the property boasts a gated driveway with off street parking, and generous front and rear gardens.



The property...

ENCLOSED PORCH- A welcoming entrance porch, perfect for coats and shoes, leads into-

ENTRANCE HALL- Spacious with stairs to first floor and cupboard under, and doors to principal rooms

SITTING ROOM- A good size room with double glazed bay window overlooking the front garden, feature fireplace with tiled surround and hearth and wooden mantel, exposed floorboards

DINING ROOM- A wonderfully bright room with rear aspect double glazed windows and French doors opening seamlessly into the rear garden. Featuring fireplace with tiled surround and wooden mantel

KITCHEN- A modern fitted kitchen comprising white wall and base units with granite effect work surfaces and tiled surround, stainless steel sink with expansive double-glazed window above, overlooking the rear garden and filling the room with natural light. Space for appliances, further storage with built in cupboard and side door with convenient alternate access

FIRST FLOOR LANDING- Side aspect double glazed window and doors to principal rooms

BEDROOM- A super double room, measuring 14'6ft x 10'11ft, with front aspect double glazed bay window

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden and further over the South Downs, built in wardrobes

BEDROOM- Single bedroom with front aspect double glazed window, built in wardrobe, exposed floorboards

BATHROOM- Fitted with a suite comprising a panel enclosed bath with shower over, tiled surround, pedestal wash hand basin, airing cupboard and expansive rear window. Separate wc with side window





Outside...

FRONT OF PROPERTY- Enclosed by picket fencing, gate to space for off street parking. Generous area laid to lawn bordered with a range of trees, plants and shrubs.

REAR GARDEN- A deceptively generous garden with an area of paved patio at the rear of the dining room, ideal for alfresco dining and entertaining. This leads to a larger area laid to lawn with an established range of trees, hedges and flowers including a fruiting Damson Tree believed to have been planted in the 1920's. A wonderful, private space to relax, great for keen gardeners, with lots of opportunities for keen gardeners.

PLANNING PERMISSION- Planning permission was approved in 2024 for a modest ground floor bathroom to the side of the property. Whilst construction has begun for the extension works are far from completed. Ref - SDNP/24/01806/HOUS

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





Location...

South Way is located in the Nevill estate and is highly sort after area offering direct access to the South Downs National Park.

Within walking distance of highly regarding primary school and slightly further are higher education facilities. The High Street is just a 17- minute walk (source Google Maps) where you can find a selection of shops, cafes, restaurants and public houses.

Lewes has many direct connections with regular buses to Brighton and Tunbridge Wells and the mainline Railway station providing direct routes to Eastbourne, Gatwick and London.

Lewes prides itself with its array of clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming. There is also the Pells outdoor swimming pool and Depot Cinema to fulfil every need.

Tenure - Freehold

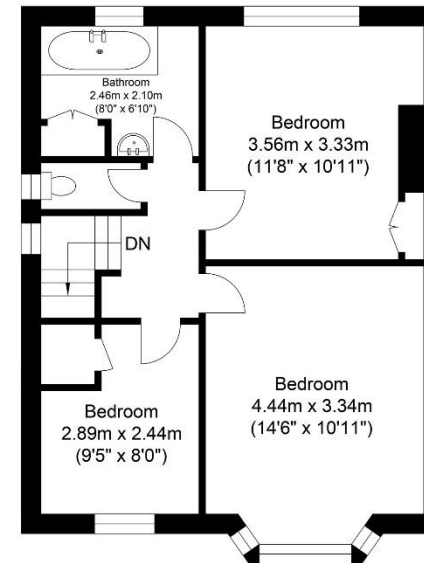
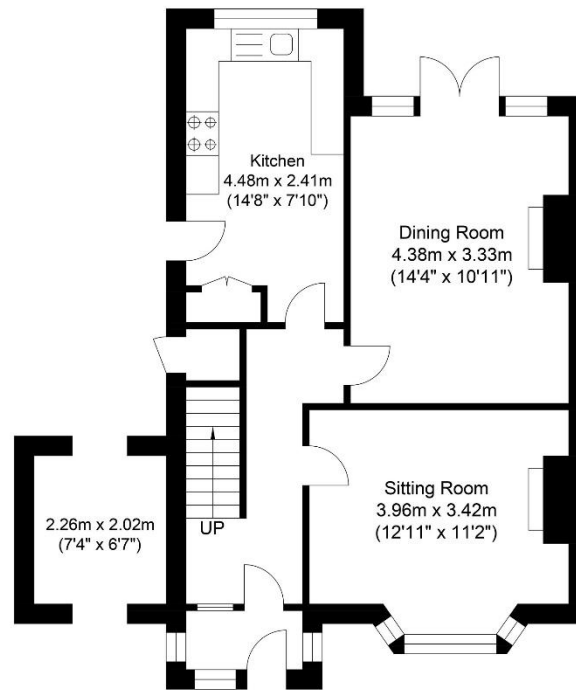
Gas Central Heating

Double Glazing.

EPC Rating - E

Council Tax Band - E

Viewing recommended



Ground Floor
Approximate Floor Area
530.01 sq ft
(49.24 sq m)

First Floor
Approximate Floor Area
476.30 sq ft
(44.25 sq m)

Approximate Gross Internal Area = 93.49 sq m / 1006.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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