

£1,350,000 offers in excess of

Providence Cottage, Cuilfail, Lewes, East Sussex, BN7 2BE

MANSELL McTAGGART

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Overview...

Mansell McTaggart are delighted to market this attractive three-bedroom detached home, enjoying exceptional elevated views across the historic town of Lewes and the South Downs, situated within the sought-after, private Cuilfail Estate.

Offering excellent potential for improvement and extension, the property occupies a generous plot with a substantial, beautifully maintained wraparound garden, providing plenty of space for outdoor entertaining and relaxation.

The bright and spacious accommodation includes a generous sitting room, featuring a fireplace and stunning far-reaching views, which leads into a triple-aspect conservatory with direct access to the gardens. The open-plan kitchen and dining room provides a sociable space for everyday living, complemented by a separate and useful utility area.

The ground floor further benefits from a bedroom and bathroom, while the first floor offers two further bedrooms and a cloakroom/WC.

Externally, the property is approached via a driveway providing off-road parking and leads to a garage, which also offers excellent potential for use as a workshop or additional storage.









The property…

ENCLOSED PORCH- Triple aspect with exposed brick wall and generous space for coats and shoes. Door to-

ENTRANCE HALL- Spacious and bright with stairs to first floor and doors to principal rooms

SITTING ROOM- A good size room, measuring an impressive 19'10ft x 14'10ft, benefitting from a triple aspect with enviable far-reaching views over Lewes to the front and a pretty outlook over the gardens to the side and rear, featuring a cast iron coal burner with tiled surround and hearth and detailed timber mantel. Under stair cupboard and door to-

CONSERVATORY- Naturally bright from three aspects with a rear door and French doors to the side providing direct access to the gardens. A peaceful space for relaxing and everyday family life

KITCHEN/DINING ROOM- A wonderful, light and airy room flooded with natural light through the expanse of double-glazed windows, all enjoying a beautiful outlook. With space for a family dining table and seamlessly opening to a fitted kitchen, comprising flushed wall and base units with contrasting work surfaces, integrated eye-level oven, sink with rear window above overlooking the garden, and space for further appliances. This opens to-

UTILITY- A separate, convenient space with matching units, sink and rear window with space and plumbing for a washing machine and tumble dryer

BEDROOM- A double bedroom with front aspect double glazed windows overlooking the Lewes town, built in wardrobe

BATHROOM- Fitted with a shower enclosure with tiled surround and glass screens, hand wash basin with set in vanity below, W.C. with concealed system, obscured windows, heated towel rail and built in cupboard

FIRST FLOOR LANDING- Built in storage cupboard with sliding doors and doors to principal rooms











Property and Outside…

BEDROOM- A super double room with front aspect double glazed windows and skylight, naturally brightening the room and boasting impressive views, built in wardrobes

BEDROOM- A good size double room with front aspect double glazed window overlooking Lewes and the South Downs, and a skylight furthering the natural light, built in wardrobes

CLOAKROOM/W.C.- Pedestal hand wash basin, low-level W.C., bidet, heated towel rail and rear window

FRONT GARDEN- Pedestrian steps lead to the front door, neatly flanked with an established range of colourful trees, hedges and flowers. A paved driveway provides parking and leads to a generous garage

REAR GARDEN- A generous plot, laid to lawn with a selection of trees, plants and shrubs, including raised flowerbeds and pretty seating areas to enjoy the outlook. A greenhouse is ideal for keen gardeners and paved areas allow for al fresco dining and entertaining; with high levels of privacy and easy accessibility to walks over the South Downs National Park











Location…

Cuilfail is a private estate in Lewes, situated at an elevated position enjoying exceptional views over the historic town and the South Downs, and backing onto the Lewes Golf Course.

Within easy reach of Cliffe High Street, but also nearby for Lewes Mainline Railway Station which offers direct trains to London, Brighton, Gatwick and Eastbourne.

The Railway Land Nature Reserve and South Downs Nation Park are both easily accessible, offering scenic walks on the doorstep of the Town Centre.

The High Street offers many individual shops, restaurants and public houses. Together with local outdoor swimming pool, leisure centre, and The Depot Cinema.

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

Tenure – Freehold

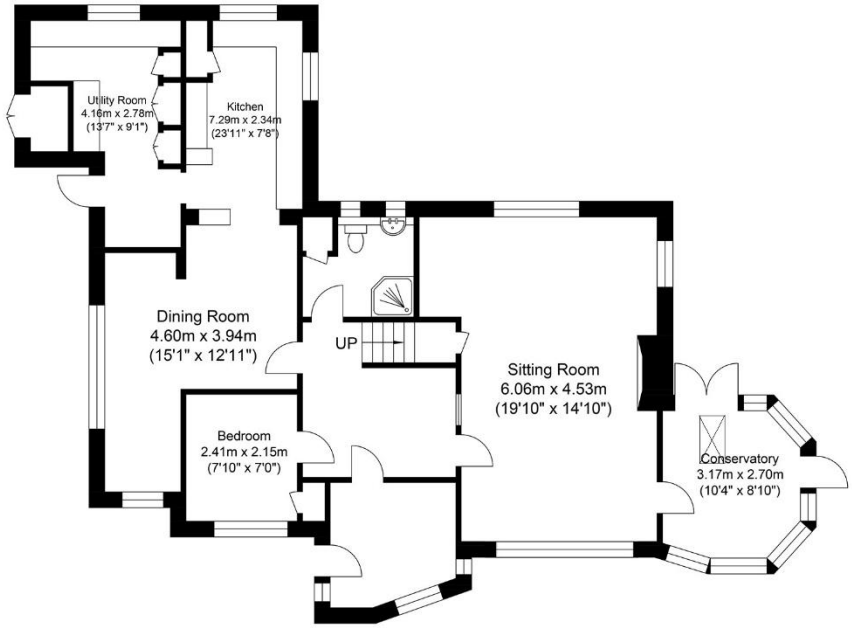
Gas Central Heating

Double Glazing.

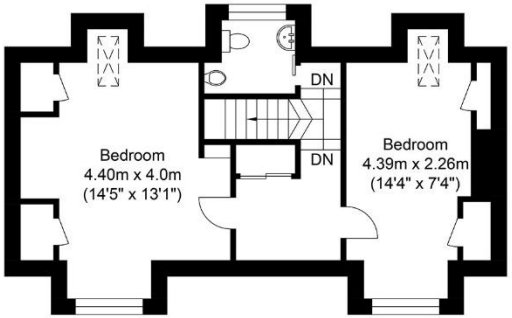
EPC Rating – F

Council Tax Band – F

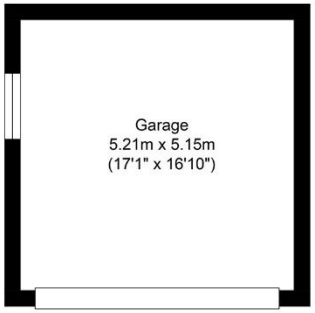
Viewing recommended



Ground Floor
Approximate Floor Area
963.58 sq ft
(89.52 sq m)



First Floor
Approximate Floor Area
410.85 sq ft
(38.17 sq m)



Garage
Approximate Floor Area
288.79 sq ft
(26.83 sq m)

Approximate Gross Internal Area (Excluding Garage) = 127.69 sq m / 1374.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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