

£875,000 - £900,000 guide price

17 De Montfort Road, Lewes, East Sussex, BN7 1SP

MANSELL McTAGGART
Trusted since 1947

Overview...

An opportunity to purchase a wonderful townhouse in the heart of Lewes town centre.

The 4 bedroom property boasts many character features such as ornate fireplaces, picture rails, and sash windows, but also embraces modern architecture with a vaulted ceiling to the top floor bedroom and a superb Kitchen Dining Room, with a pair of sliding patio doors offering magnificent views across Baxters Field and the South Downs. The doors open seamlessly to reveal a decked terrace which in turn, leads down into the garden.

The surprisingly spacious accommodation features a Sitting Room with fireplace and bay window, a Kitchen Dining Room with far reaching views, a useful Cellar, Family Bathroom and 4 Bedrooms.

Outside there is delightful, landscaped garden which is of a generous size and offers a tranquil space to relax and enjoy.









The property...

APPROACH- Enclosed front garden with garden gate and chequer board tiled path leading to entrance porch. Double doors open to;

ENTRANCE PORCH- Gorgeous chequer board tiled floor windows to both sides and original front door to;

ENTRANCE HALL- Exposed wood floors and painted panelled doors to principal rooms. Stairs with wooden hand rail and balustrade lead to first floor and steps lead down to Kitchen Dining Room.

SITTING ROOM- A pretty Sitting Room with exposed wood floors, picture rails and ceiling cornicing, ornate fireplace with decorative tiled surrounds and fitted cupboard and shelves into chimney recess. Bay window comprising of three restored sash windows with views over De Montfort Road.

KITCHEN/DINING ROOM- Bespoke solid wood kitchen with painted doors and drawers, complimented by wooden worksurfaces and colourful tiled splashbacks. The Kitchen Dining Room enjoys magnificent far reaching views of the South Downs through windows and a pair of sliding patio doors which open onto a decked terrace. Door to cellar.

CELLAR- A two room cellar with approximately 5'10 head height providing excellent and accessible storage. Fitted cupboards and sink allowing for use as a laundry area. Lightwell to front.

FIRST FLOOR LANDING- Painted panelled doors to principal rooms. Exposed floorboards. Stairs continue to second floor.











The Property Continued…

BATHROOM- Modern white suite comprising of bath with shower over, simple white tiled surrounds, wc and wash hand basin. Sash window to rear.

BEDROOM- Bay window to the front with elevated views over the street. Ornate fireplace, picture rail and ceiling cornicing.

BEDROOM- Ornate fireplace picture rail and a pair of sash windows with magnificent views across Baxters Field and the South Downs.

BEDROOM- A Single bedroom with sash window and views over De Montfort Road.

SECOND FLOOR LANDING- Eaves storage cupboard with double doors, door to;

BEDROOM- A split level room with vaulted ceiling. Divided into a bedroom area with roof window and door to walk in loft, and study area with fitted bespoke cabinetry and magnificent views across Baxters Field and the South Downs.











Outside and Location…

GARDEN- The garden is a true feature to the property being much larger than is typically found in the area. The garden is particularly private and offers a piece of tranquillity in the heart of the town centre. A decked terrace is adjacent to the Kitchen providing an Alfresco dining space with magnificent views. Steps then lead down to the remainder of the garden which has been landscaped and incorporates an ornamental pond and water feature, established plants and shrubs and a shingle laid patio area. The garden has height and colour for interest and privacy and benefits from gated access to the rear.

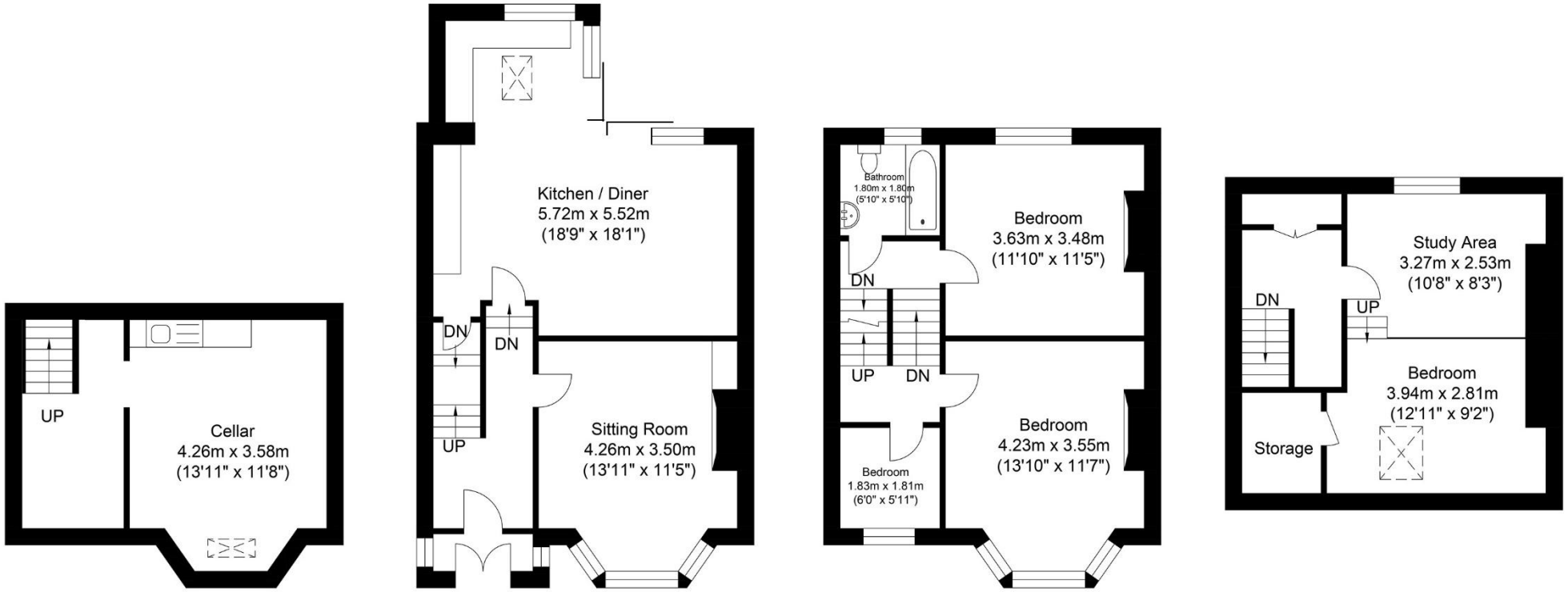
De Montfort Road is located in the heart of historic Lewes town centre with access to the South Downs National Park found at the end of the road via Spital Road and The Gallops and access to Baxters Field, a public green space located at the other end of the road. A local convenience shop is within a short walk at Leicester Road and Lewes High Street is just an 8 minute walk away (Source Google Maps)

Lewes Mainline Railway Station is just a few minutes further from Lewes High Street and offers direct services to London and Brighton.

Within the town centre there is a strong variety of shops, restaurants and public houses, Lewes is also home to 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
Double Glazing
EPC Rating – C
Council Tax Band – E



Lower Ground Floor
Approximate Floor Area
241.21 sq ft
(22.41 sq m)

Ground Floor
Approximate Floor Area
505.68 sq ft
(46.98 sq m)

First Floor
Approximate Floor Area
429.80 sq ft
(39.93 sq m)

Second Floor
Approximate Floor Area
323.24 sq ft
(30.03 sq m)

Approximate Gross Internal Area = 139.35 sq m / 1499.95 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

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

MANSELL McTAGGART
Trusted since 1947