

£325,000-£350,000 guide price

37 Prince Charles Road, Lewes, East Sussex, BN7 2HY

MANSELL McTAGGART

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The property…

ENTRANCE HALL- Composite front door to generous hallway with stairs to first floor with cupboard below and doors to principal rooms

SITTING/DINING ROOM- A super, dual aspect space, measuring an impressive 19'3ft x 10'11ft with front aspect windows overlooking the front of the property flooding the room with natural light, a brick recess with feature fireplace is flanked with fitted built in cupboards and shelving. To the rear, floor to ceiling sliding doors open to a-

CONSERVATORY- To the rear an extension presents a lean-to conservatory, triple aspect with doors providing direct access to the rear garden. a wonderful space for relaxing and socialising

KITCHEN- Fitted with a range of Shaker style wall and base units with tiled work surfaces and tiled surround, one a d half bowl sink with rear aspect window above overlooking the rear garden and naturally lighting the room. Space for under counter appliances

FIRST FLOOR LANDING- Side aspect window, doors to principal rooms

BEDROOM- A great double bedroom with front aspect windows overlooking the front of the property and filling the room with natural light, built in wardrobes and drawers

BEDROOM- Single bedroom with rear aspect windows, built in cupboards and space saver staircase to loft room

LOFT ROOM- Decorated and carpeted loft room, ideal for accessible storage

BATHROOM- Fitted with a shower enclosure with glass doors and tiled surround, pedestal hand wash basin, low-level WC and rear aspect window

STUDIO- Brick built integrated decorated studio





















Outside & Location…

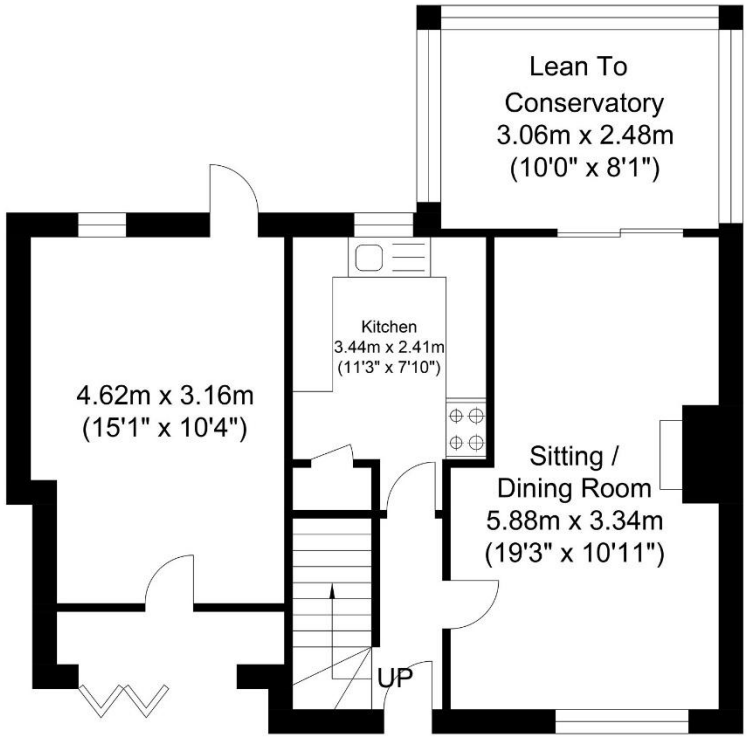
FRONT GARDEN- Block paved drive with space for off-street parking leading to a brick built integrated garage, a pedestrian pathway leads to the front door with a generous area laid to lawn with a range of plants and shrubs

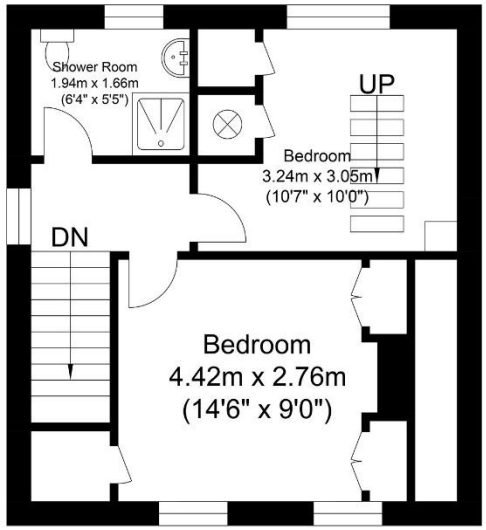
REAR GARDEN- A generous garden with areas of paved patio, ideal for alfresco dining and relaxing, this leads to a larger area laid to lawn, bordered by an established range of trees and plants. A shed provides convenient storage for outdoor equipment, fence enclosed. A door provides alternative access to garage

Prince Charles Road is located in the popular South Malling area of Lewes and benefits from easy access to the countryside and South Downs. The South Malling area boasts a local convenience shop, an M&S local, a community centre with coffee shop, The hall can be hired for events, and the area is served by a regular bus service offering direct routes to the Town Centre, Brighton and Tunbridge Wells.

Tenure – Freehold
EPC Band- F
Viewing Recommended

Gas central heating
Council Tax Band- C







Ground Floor
Approximate Floor Area
610.52 sq ft
(56.72 sq m)

First Floor
Approximate Floor Area
335.72 sq ft
(31.19 sq m)

Approximate Gross Internal Area = 87.91 sq m / 946.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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