



£375,000 offers in excess of  
23 Court Road, Lewes, East Sussex, BN7 2SA

**MANSELL  
McTAGGART**  
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# *The property...*

A great opportunity to purchase this wonderful 2 bedroom mews house situated away from passing traffic in the heart of Lewes Town Centre.

The property has been modernised and updated in recent times and presents extremely well with a Modern Kitchen and Bathroom.

## **ACCOMMODATION**

**ENTRANCE PORCH-** Front door, window to side, fitted cloaks cupboard. Door to;

**SITTING ROOM-** Featuring a bay window overlooking the front garden and nature reserve beyond. Opening to kitchen and stairs with painted handrail and balustrade to first floor.

**KITCHEN-** Modern kitchen finished in a mid grey tone and complimented with contrasting white marble look worksurfaces and a gorgeous herringbone tiled splashback. The kitchen benefits from integral appliances and enjoys views over the front garden and nature reserve beyond.

**FIRST FLOOR LANDING-** White painted panelled doors to principal rooms.

**BEDROOM 1-** A comfortable double bedroom with fitted wardrobe and elevated views over the nature reserve. Exposed white painted floorboards.

**BEDROOM 2-** A comfortable bedroom with elevated views over the nature reserve. Exposed white painted floorboards.

**BATHROOM-** A beautiful modern bathroom with suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit, all complimented by modern grey metro tiled surrounds.





## Outside & Location...

**OPEN GARDEN** - Adjacent to the Railway Land Nature Reserve.

**PARKING** - Allocated parking space to the side of the property with further guest spaces.

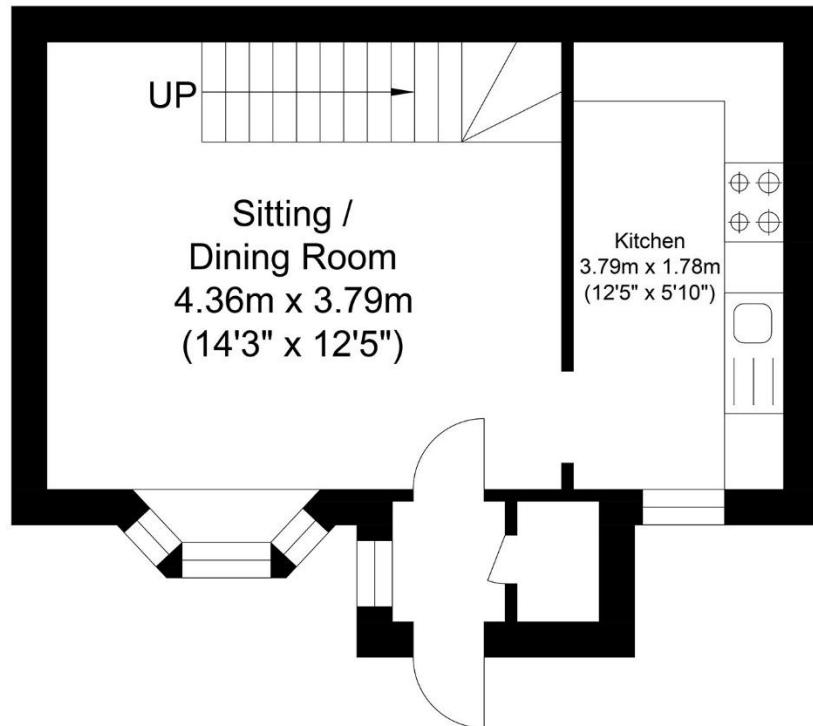
**Court Road** is a non through road, located in the heart of the town centre with direct access to the Railway Land Nature Reserve. Lewes mainline Railway Station with regular direct services to London, Brighton and Gatwick. All the town centre amenities are within a very short walk. Also within easy walking distance is The Depot Cinema, the Priory Ruins and the beautiful Grange Gardens.

Title - Freehold

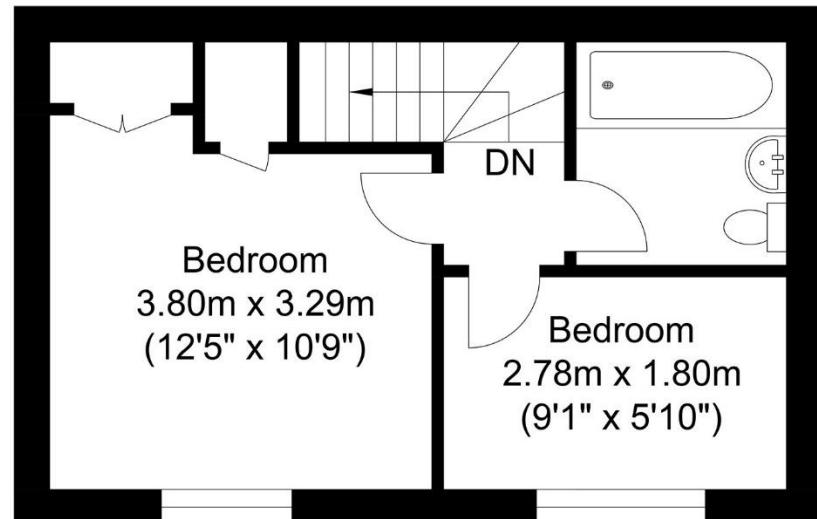
EPC Band- D  
Council Tax Band- C

**Residents Association Charge** - £370 per annum

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



Ground Floor  
Approximate Floor Area  
275.66 sq ft  
(25.61 sq m)



First Floor  
Approximate Floor Area  
254.56 sq ft  
(23.65 sq m)

Approximate Gross Internal Area = 49.26 sq m / 530.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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