



£650,000 guide price

7 Sheepfair, Lewes, East Sussex, BN7 1QH

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented 3-bedroom chalet bungalow, situated in the highly sought after Nevill area of Lewes, within walking distance of local schools and convenience store.

This super property has undergone an extensive program of improvement works and now boasts bright, spacious accommodation, including a wonderful sitting/dining room with feature log burner, newly modern fitted kitchen with convenient separate utility and ground floor bedroom and shower room.

On the first floor there is a modern fitted family bathroom and two double bedrooms featuring fitted wardrobes, naturally bright and enjoying far-reaching views over Hamsey Valley and Landport Bottom Nature Reserve.

Outside, the property boasts a generous driveway providing ample off-street parking, leading to a garage. To the rear a wonderfully landscaped garden with storage, raised seating areas and areas laid to lawn.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Composite front door, newly laid Karndean flooring stairs ahead to first floor with cupboard below and doors to principal rooms

SHOWER ROOM- Modern white suite comprising shower enclosure with tiled surround and glass surround, wc with concealed system, hand wash basin with vanity unit, chrome heated towel rail and front windows

SITTING/DINING ROOM- A wonderful room, measuring an impressive 19ft x 13'4ft, with expansive double glazed front aspect windows naturally lighting the room and enjoying stunning views over the South Downs. Beautiful parquet flooring with a cast iron feature fireplace on a tiled hearth helping to create a brilliant family space

KITCHEN- A bright newly fitted modern kitchen, comprising flushed wall and base units with complementing stone effect work surfaces, ceramic sink with matte swan neck tap and tiled surround, with side window above. 4 ring gas hob with integrated chimney style cooker hood above and oven below and space for further appliances. A built in cupboard allows for further storage or as a walk in pantry, door to-

UTILITY- A triple aspect room with matching working space and cupboard fitted below, ideal for further storage and separate working area. To the side a double-glazed door provides direct access to the rear garden

BEDROOM- A great double bedroom with parquet flooring and rear window overlooking the garden, naturally bright

FIRST FLOOR LANDING- Airing cupboard and doors to principal rooms

BEDROOM- A super double bedroom with generous side windows enjoying far-reaching views over the nature reserve, fitted cupboards and partially vaulted ceilings





Property and Outside...

BEDROOM- A great dual aspect double bedroom with side and rear windows, filling the room with natural light and enjoying views towards Hamsey church and Landport Bottom, built in cupboards and partially vaulted ceilings

BATHROOM- A modern fitted family suite comprising a panel enclosed bath with handheld shower and tiled surround, wash hand basin with vanity unit, wc, chrome heated towel rail and side windows

FRONT GARDEN- A brick laid driveway allows for ample off-street parking leading to a detached garage with up and over door, as well as external power supply. The front has been brilliantly landscaped with stone edged borders, housing a variety colourful, mature shrubs and plants. A gate allows private access to the rear garden

REAR GARDEN- A deceptively generous space with areas of paved patio leading to a larger area laid to lawn, neatly flanked with a range of flowerbeds, trees and plants. The garden benefits from sun in the morning and the evening, and a raised decked seating area, ideal for alfresco dining and entertaining. Sheds allow for extensive storage and a gate to the rear allows for direct access to the South Downs National Park. A wonderfully versatile space for everyone to relax with good levels of privacy.





Location...

Sheepfair is a popular cul de sac in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing regular services to the town centre, a local recreation field and children's park. A village hall and St Marys Social Club are both within striking distance and can be hired for events. The are further benefits from excellent scenic walks across the South Downs National Park. Borough Bonfire Society's firesite and firework display is also located nearby, on Landport Bottom, and can be viewed from the property.

The High Street offers many individual shops, restaurants, public houses and eateries. The historic market town further benefits from the leisure centre, local outdoor swimming pool and The Depot Cinema.

Lewes boasts a Mainline Railway Station offering direct trains to London Victoria, Gatwick, Brighton and Eastbourne.

The stunning Grange Gardens, Lewes Castle and the Priory Ruins are also within easy walking distance of the High Street.

Lewes prides itself on its array of sports including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming.

Tenure - Freehold

Gas central Heating

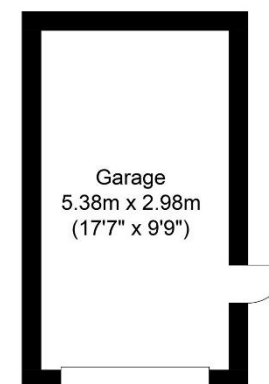
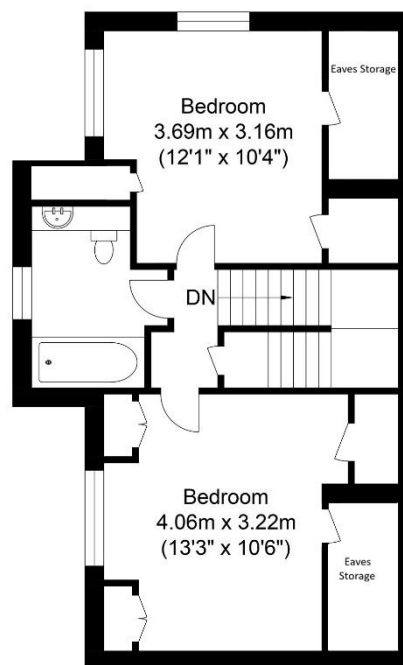
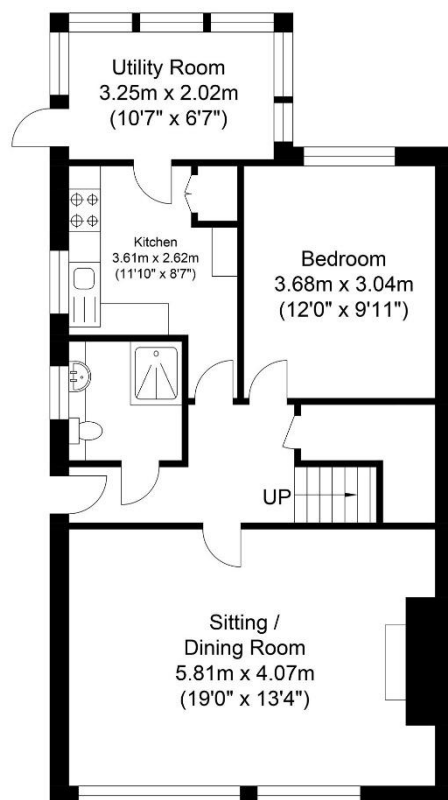
Double Glazing.

EPC Rating - C

Council Tax Band - D

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





Ground Floor
Approximate Floor Area
688.45 sq ft
(63.96 sq m)

First Floor
Approximate Floor Area
459.94 sq ft
(42.73 sq m)

Garage
Approximate Floor Area
172.54 sq ft
(16.03 sq m)

Approximate Gross Internal Area (Excluding Garage) = 106.69 sq m / 1148.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947