

£400,000-£420,000 guide price

1 Mountfield House, Mountfield Road, Lewes, East Sussex, BN7 2XA

MANSELL McTAGGART
Trusted since 1947

The property…

A great opportunity to purchase this wonderful two bedroom converted apartment which occupies the entire lower ground floor of this attractive period building.

Boasting Share of Freehold and situated in a great central location with private parking space, the town centre, railway station, depot and Grange Gardens are all within easy reach.

ACCOMMODATION

ENTRANCE HALL- Front aspect windows, part glazed front door.

WALK-IN-WARDROBE- Fully fitted with hanging rails and shelving.

LOUNGE/DINING ROOM- A wonderful size dual aspect room with large front aspect bay window and further side aspect window overlooking the private garden, chimney nook, space for a generous dining table, opening to-

KITCHEN- Fitted with a comprehensive range of white flush fronted base cupboards with black granite worktops over, stainless steel under counter sink with adjacent mixer tap, tiled splash area with side aspect window over, 4 burner stainless steel gas hob with matching cooker hood over and oven below, tiled splash areas, space for tall fridge freezer.

BEDROOM- A lovely double room with front aspect bay window, fitted wardrobe.

BEDROOM- A double room with side aspect window and range of built-in cupboards.

BATHROOM- Fitted with a period style white suite comprising a panel enclosed bath with shower over, glass shower screen and tiled surround, pedestal wash hand basin with tiled wall, low level W.C., cupboard housing boiler with space and plumbing for a washing machine, side aspect window.

















Outside & Location…

COURTYARD GARDEN- Located to the side of the property via a gated access, mainly paved with mature shrub planting.

PARKING- Located to the front left-hand side.

Share of Freehold with apx 99 years remaining
Ground Rent- £200 Per Annum
Maintenance- £200 PCM

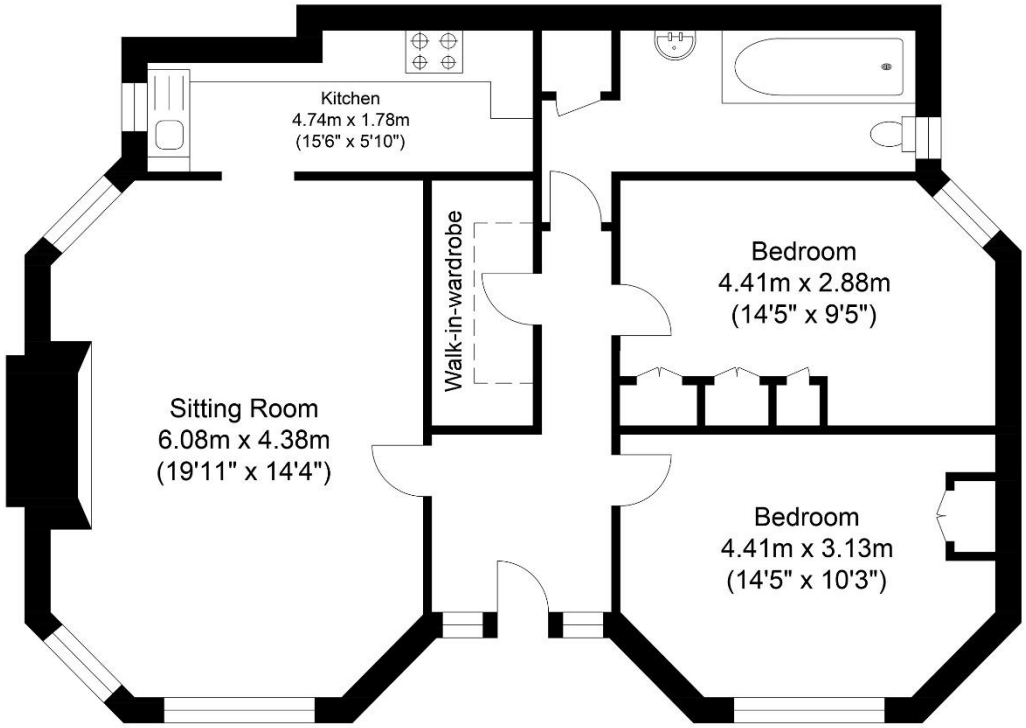
Gas central heating
EPC Band- D
Council Tax Band- C

NO ONWARD CHAIN





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



N

Approximate Floor Area
831.72 sq ft
(77.27 sq m)

Approximate Gross Internal Area = 77.27 sq m / 831.72 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