



£500,000 guide price

20 Paddock Road, Lewes, East Sussex, BN7 1UU

**MANSELL
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The property...

A great opportunity to purchase this wonderful 2-bedroom cottage, boasting open-plan living and a sunny, elevated garden. The superb location is in the centre of Lewes, and the house has uninterrupted views over The Paddock.

This beautiful home is in great condition having been well maintained by the current owners, and benefits from bright rooms on three floors.

ACCOMMODATION

SITTING ROOM/DINING ROOM- A super open-plan space with a large front-aspect sash window overlooking the allotments and The Paddock. The room features a small working fireplace with brick surround housing a cast-iron recess, stripped and painted floorboards and built-in storage cupboard and shelves. Stairs lead from the room to the first floor, and double doors to the kitchen.

KITCHEN- Fitted with a range of bespoke wooden wall and base units with complementary worktops, stainless steel sink with mixer tap and white tiled splashback surround. Space for fridge freezer, electric cooker and washing machine; a door leads out to a small outdoor space. The glass roof is a special feature allowing natural light to flood into the kitchen.

FIRST FLOOR LANDING- Rear aspect window and stairs to second floor and doors to principal rooms

BEDROOM 1- A good-sized double bedroom, measuring 12'4ft x 10'9ft, featuring great views over The Paddock through a large sash window. There is ample storage space, plus an ornate cast-iron fireplace

BATHROOM- Fitted white suite comprising a panel enclosed bath with shower over, tiled surround, pedestal wash hand basin, low level W.C., rear aspect window and airing cupboard. Also features a cast-iron fireplace





Property & Outside...

BEDROOM 2- A generously sized, naturally bright dual-aspect space with a vaulted ceiling and wonderful views of The Paddock opposite. French doors open to the rear garden

OUTSIDE

REAR GARDEN- An attractive sun-trap, elevated garden, accessed via bedroom 2. A decked walkway leads onto a paved patio with steps leading to a terrace that is well stocked with flowers, backing onto an attractive flint wall.



Tenure- freehold

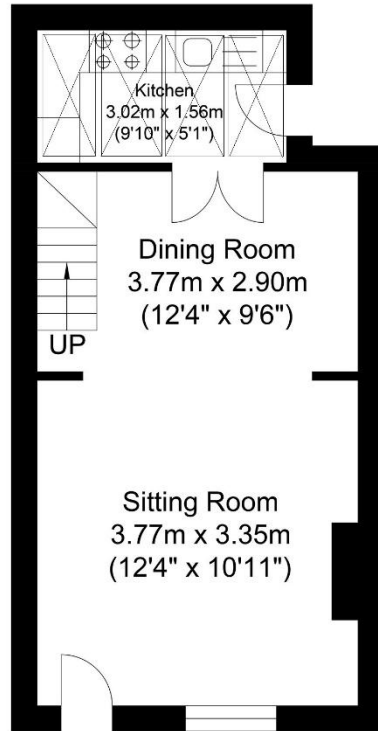
Gas central heating

Double glazing

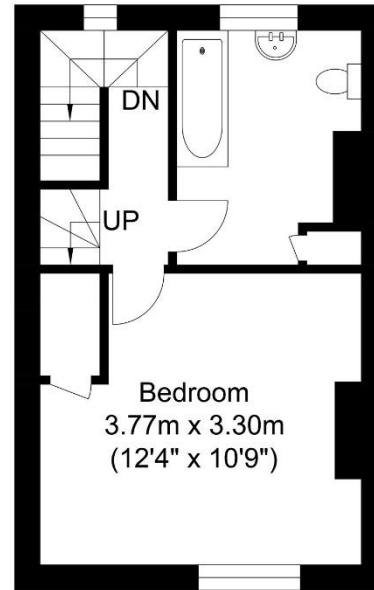
EPC Band- E

Council Tax Band- D

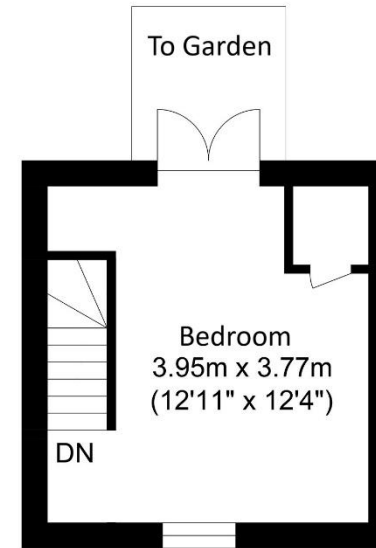
For further enquiries or to arrange a viewing, please contact the office on 01273 407929



Ground Floor
Approximate Floor Area
306.77 sq ft
(28.50 sq m)



First Floor
Approximate Floor Area
254.45 sq ft
(23.64 sq m)



Second Floor
Approximate Floor Area
160.27 sq ft
(14.89 sq m)

Approximate Gross Internal Area = 67.03 sq m / 721.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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