



£450,000-£475,000 guide price

9a St Johns Terrace, Lewes, East Sussex, BN7 2DL

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this rarely available two double bedroom maisonette with larger than average westerly facing rear garden.

Situated in this sought after Victorian terrace which is conveniently located for the Pells, Lewes town centre and railway station, this super home has been the subject of a comprehensive program of updating and improvement works.

Features include a contemporary fitted bathroom, modern fitted kitchen, lovely solid wood herringbone parquet flooring, feature fireplace and double glazed sunroom which opens onto the rear patio.

The wonderful rear garden is a real feature of this home being larger than average, westerly facing with areas of paved patio, timber decking and a further secluded area with specimen magnolia and palm trees. This area houses an insulated garden studio with power and light.

VIEWING RECOMMENDED



The property...

ENTRANCE RECESS- Deep lockable undercroft storage, door to-

ENTRANCE HALL- Stripped wood flooring, painted balustrade with dark wood handrail.

BEDROOM- A good size room with front aspect sliding sash bay window, neutral décor, built-in cupboard with shelving.

BEDROOM- A super double room with rear aspect double glazed sliding sash window overlooking the rear garden, 2x double built-in wardrobe, decorative cast iron inset fireplace.

BATHROOM- Fitted with a contemporary white suite comprising a white panel enclosed bath with shower over and tempered glass door, wash hand basin set in attractive ply-wood vanity unit with tiled splash panel, low eve W.C., matching floor tiles, obscured upvc double glazed window.

Steps from ground floor to the garden floor.

SITTING ROOM- A good size room with plenty of space for a good size dining table, decorative cast iron inset fireplace with painted timber surrounding, granite hearth, built-in shelving, parquet woodblock flooring.

KITCHEN- Fitted with a range of contemporary wall and base cupboards with contrasting worktops, inset ceramic sink with adjacent swan neck mixer tap, stainless steel 4 burner gas hob with double oven below and cooker hood over, space for dishwasher, rear aspect double glazed window, attractive tiled floor.

SUNROOM- A super room overlooking the rear private garden, double glazed construction with double doors opening onto the rear patio.





Outside...

REAR GARDEN- An exceptional garden for such a central location. Tiered to provide a patio area adjacent to the rear of the property. This leads down a few steps to a wonderfully sunny decked area, perfect for a BBQ or simply relaxing. This leads down a few more steps to a private area, shaded by specimen magnolia and palm trees. In this area is a purpose built **Garden Studio-** double glazed and insulated with power and light.

VIEWING RECOMMENDED



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



Location...

St Johns Terrace is a seldom used road located in the heart of the desirable Pells area of Lewes. The Pells Pond and Open Air Swimming Pool can be found at the end of the road off of St Johns Hill with Mount Pleasant located at the other end of the road which leads to the historic High Street and in turn the Mainline Railway Station. Scenic walks along the river and two large public recreation grounds both with children's playgrounds are all within easy walking distance of the front door.

The High Street is 0.2 miles away which offers an array of shops, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers direct services to London and Brighton are just 0.3 miles away.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

Share of Freehold (Lease £999 years from 2017)

Ground Rent - Zero

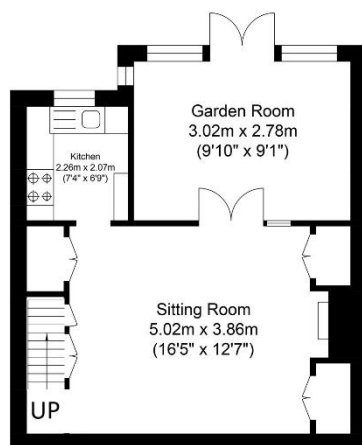
Maintenance - 40% share

Gas central Heating

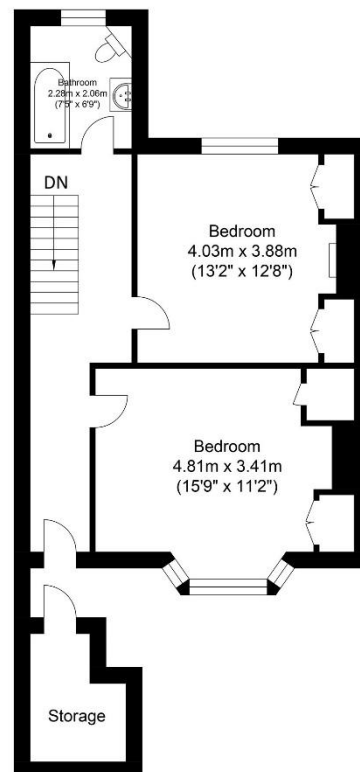
EPC Rating - E

Council Tax Band - C

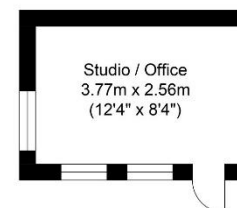




Garden Floor
Approximate Floor Area
430.12 sq ft
(39.96 sq m)



Lower Ground Floor
Approximate Floor Area
536.79 sq ft
(49.87 sq m)



Outbuilding
Approximate Floor Area
103.87 sq ft
(9.65 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 89.83 sq m / 966.92 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947