



£600,000 offers in excess of  
33 The Nurseries, Lewes, East Sussex, BN7 2FF

**MANSELL  
McTAGGART**  
Trusted since 1947



# Overview...

A Modern townhouse built in 2015 offering spacious and flexible living accommodation arranged over three floors.

This spacious 4 Bedroom home features a first floor Sitting Room, modern Kitchen Dining Room with a sunny rear facing balcony which is ideal for al fresco dining. To the second floor there are 3 Bedrooms, each with fitted wardrobes. The principal Bedroom boasts a modern EnSuite Shower Room and there is a further family bathroom. The ground floor offers the most flexibility and is currently presented as a large Studio/Bedroom with access to the rear garden and access to an EnSuite Shower Room.

Outside the property features a Rear Garden of an enviable Southerly Aspect and an allocated Parking Space with further guest spaces available within the private development.

Viewings Recommended





# The property...

**Entrance Hall-** Stairs with painted hand rail and balustrade to first floor.

**Bedroom/Studio Room-** Measuring a generous 15'9 x 15'8. This spacious room offers flexible accommodation with adjacent EnSuite Shower Room. There are feature wood floors and enjoys views and access to the rear garden, understairs cupboard.

**Shower Room-** A modern suite comprising of a shower enclosure with glass door, wc and wash hand basin. Modern tiled surrounds and floor. Heated towel rail. Door to Entrance Hall and Door to Bedroom/Studio Room.

**First Floor Landing-** Stairs with painted hand rail and balustrade to the second floor. Fitted cupboard.

**Sitting Room-** Generously sized and flooded with natural light through the large double-glazed windows, elevated views to the front.

**Kitchen / Dining Room-** Modern fitted kitchen complimented by wooden worksurfaces. The L shaped kitchen units comprises of a range of wall and base cupboards with integrated appliances. The Dining Area is open plan to the kitchen and enjoys elevated views to the rear through patio doors which open to a decked Balcony.

**Balcony-** A Decked balcony perfect for alfresco dining with elevated views over the Lewes Townscape.

**Second Floor Landing** - Doors to principal rooms.

**Bathroom** - Modern bathroom suite comprising a bath with shower over and glass screen door. W.C. and wash hand basin Modern tiled walls and floor.





## *Property and Outside...*

**Bedroom 1** - A double bedroom with elevated views to the front. Bespoke fitted wardrobes with sliding doors. Door to;

**EnSuite Shower Room** - Modern suite comprising a generously sized shower enclosure with glass screen and door. W.C. and wash hand basin. Modern tiled walls and floor.

**Bedroom 2** - Another double bedroom with fitted wardrobes and elevated views to the rear.

**Bedroom 3** - A snug bedroom with elevated views to the rear. Fitted wardrobe.

**Garden** - A Southerly facing garden which is mostly laid to lawn with an area of paved patio, the garden is enclosed by fenced boundaries.

**Driveway** - Brick laid driveway providing partially covered off street parking to the front of the property.

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







## Location...

**The Nurseries** is a modern development constructed circa 2008 with a second Phase in 2015. Located within easy walking distance of Lewes High Street which is just a 10 minute walk away: Source Google Maps. Access to the South Downs can be found almost opposite the entrance to The Nurseries at Wheatsheaf Gardens. An M&S Simply Food is located just around the corner as are bus stops for services to Lewes town centre, Brighton, Uckfield and Tunbridge Wells.

South Malling Primary School and Priory Secondary Schools are both within walking distance as is South Downs College and Lewes Old Grammar School.

Lewes benefits from a Mainline Railway Station, which offers direct services to London, Brighton and Gatwick.

The town centre boasts an array of shops, restaurants, cafes and public houses, The Depot Cinema and the Pells open air swimming pool.

Lewes is proud to host a number of sports clubs including, football, rugby, tennis, golf, stoolball, cricket, as well as athletics and cycling to name a few.

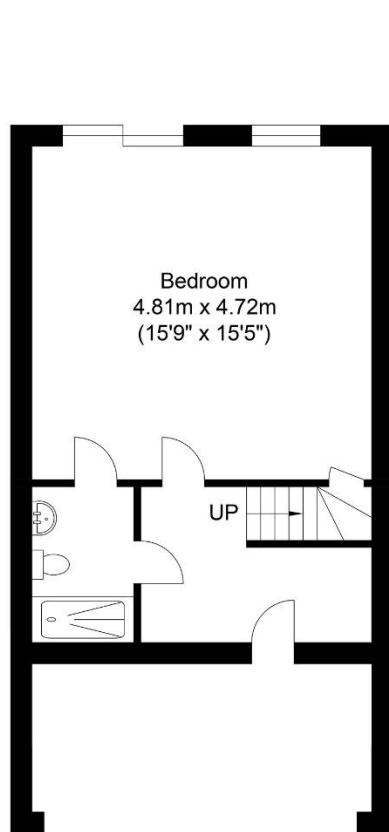
Tenure - Freehold

Gas Central Heating and Double Glazing

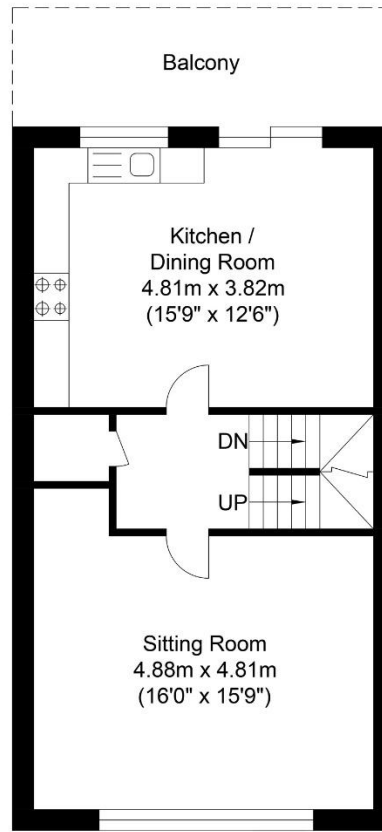
Residents Association Charge - £650 approx P.A.

EPC rating - B- Expired

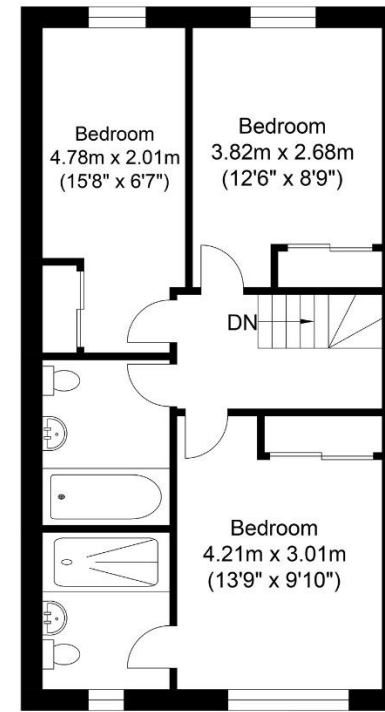
Council tax band - F



Ground Floor  
Approximate Floor Area  
363.71 sq ft  
(33.79 sq m)



First Floor  
Approximate Floor Area  
484.91 sq ft  
(45.05 sq m)



Second Floor  
Approximate Floor Area  
484.91 sq ft  
(45.05 sq m)

Approximate Gross Internal Area = 123.89 sq m / 1333.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://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