



£475,000-£500,000 guide price

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

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

Situated in sought after Paddock Road, a seldom used single file lane in the heart of the town centre in between the Castle grounds and The Paddocks recreation field.

This pretty 2 Bedroom cottage was remodelled in recent years by its architect owner of the time. Now presented with a fantastically light and bright open plan Living Room and Kitchen which opens to a private courtyard.

To the first floor we find a gorgeous Bathroom and Bedroom 2 and double doors open from the landing to the Garden.

The entirety of the top floor is generously given to the principal bedroom which enjoys dual aspect views of the Garden and The Paddocks opposite.

VIEWING RECOMMENDED



The property...

ACCOMMODATION

Entrance Hall- Front door, stairs to first floor, door to-

Open Plan Living Room and Kitchen- A completely open plan space boasting dual aspect light and impressive views over The Paddocks opposite.

Kitchen- Bespoke made kitchen painted in a timeless white and complimented by wooden worksurfaces. The kitchen comprises of a range of cupboards and drawers and features a butler sink with hand made tiles by local artist Sarah Walton and a quarry tiled floor.

Living Room- Featuring a floor to ceiling window and glazed door, flooding the room with natural light and providing views and access to an enclosed courtyard. The quarry tiled floor continues from the kitchen area and there is a useful cupboard.

First floor Landing- Double doors open to the garden, doors to principal rooms. Wooden stairs with handrail and balustrade continue to second floor.

Bathroom- A gorgeous bathroom with suite comprising of a bath with shower over and glass screen door. Wc and wash hand basin all complimented by tiled surrounds. Sash window with pretty views over The Paddocks to the front.

Bedroom 2- A comfortable bedroom enjoying views of the garden through a sash window.

Second Floor- Stairs open to;

Bedroom 1- A generously sized double bedroom boasting dual aspect views over the garden to the rear and The Paddocks to the front. Fitted wardrobes and exposed wood panelling.





Outside...

Rear Garden- A pretty garden and of a generous size considering the town centre location. A walkway from the first floor landing leads into the garden, the elevated position ensures the garden is full of sun shine. To the end of the garden is a pretty flint wall with a gorgeous wisteria growing over.

Lower Courtyard- Accessible directly from the Open Plan Living and Kitchen Area, making an ideal spot for alfresco dining. The brick laid courtyard is enclosed by white painted walls, features a raised flower bed, brick built garden store and steps lead up to the garden.



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



Location...

Paddock Road is a seldom used single lane road located in the heart of Lewes town centre. The road runs parallel to Baxters Field and The Paddock, both of which are public access green spaces. Pathways then divert to the Castle Grounds and lead to the High Street.

Scenic walks and access to the South Downs are a short walk away, located at the end of the adjoining DeMontfort Road. And the Pells Open Air Swimming Pool is within striking distance at the end of adjoining St Johns Terrace and St Johns Hill.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is 5-minute walk away (Source Google Maps) through the pretty Castle grounds.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton, Gatwick and Eastbourne. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is just a 10-minute walk away (Source Google Maps)

Lewes is also a popular choice for schools with many well referred primary schools, a popular secondary school and tertiary college. Lewes Old Grammar also offers an excellent option and caters for children of primary and secondary ages.

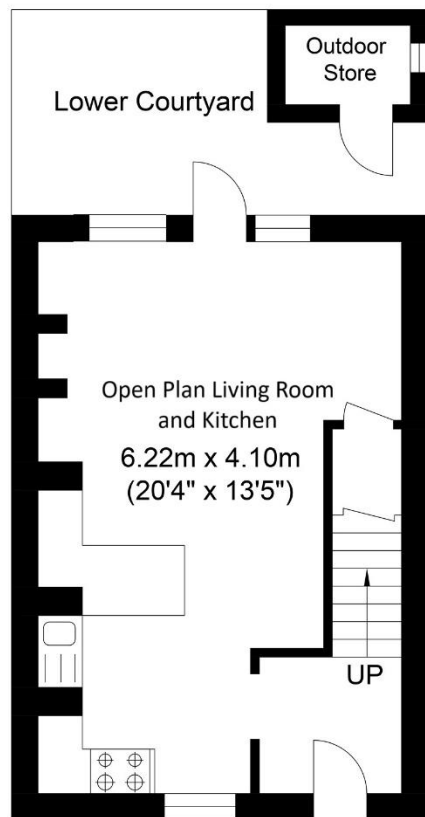
Tenure - Freehold

Gas central Heating with modern boiler.

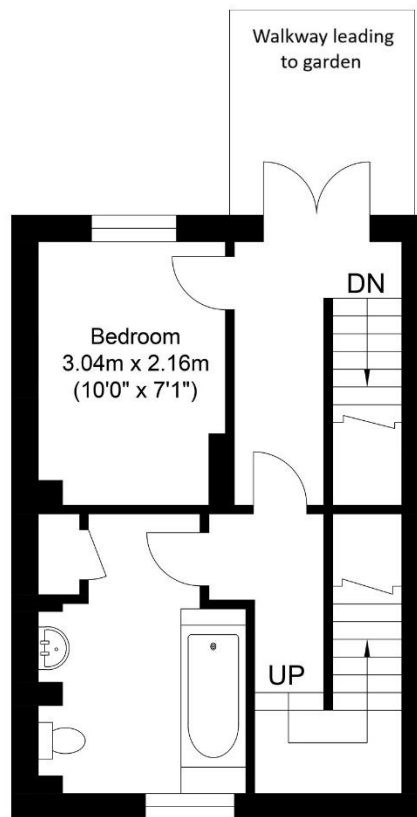
EPC Rating - C

Council Tax Band - D

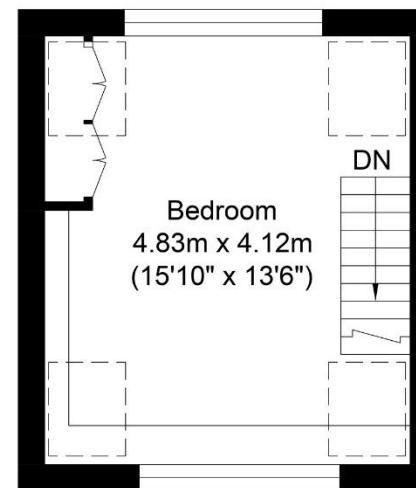




Ground Floor
Approximate Floor Area
274.47 sq ft
(25.50 sq m)



First Floor
Approximate Floor Area
274.47 sq ft
(25.50 sq m)



Second Floor
Approximate Floor Area
231.42 sq ft
(21.50 sq m)



Approximate Gross Internal Area (Excluding Outdoor Store) = 72.50 sq m / 780.38 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