



£500,000 offers in excess of  
77 Valence Road, Lewes, East Sussex, BN7 1SJ

**MANSELL  
McTAGGART**  
Trusted since 1947



## *The property...*

**Entrance Hall-** Front door, stairs to first floor and painted panelled door to;

**Sitting Room-** Bay window to the front with elevated views over the front. Open fireplace. Painted panelled door to;

**Kitchen / Dining Room -** High quality modern fitted kitchen finished in a modern sage colour and complimented by real wood worksurfaces and a tiled floor. Double doors and window to the rear with views over the garden. Door to side and understairs cupboard.

**Ground Floor Cloakroom -** Modern suite comprising of wc and wash hand basin set into a vanity unit. Window to the side and tiled floor.

**First floor landing-** Painted panelled doors to principal rooms. Window to side.

**Bathroom-** Modern bathroom with suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. Mosaic tiled surrounds and modern heated towel rail.

**Bedroom 1 -** A generous double room with bay window to the front an elevated views over Valence Road and of the Castle.

**Bedroom 2 -** A double room with rear aspect window overlooking the rear garden and fitted wardrobes.

**Bedroom 3 -** A double room with rear aspect views over the garden.

**Garden -** The garden is landscaped and tiered over two levels and faces a desirable Westerly aspect. Raised flower beds surround patios and terraces and path leads to a brick built workshop and store.

**Driveway -** Paved and providing off street parking for 1 vehicle.







## *Location...*

**Valence Road** is a pretty no-through street lined by Victorian terraced homes and semi detached family homes. A well stocked, convenience shop is within easy reach in Leicester Road and the entrance to the South Downs National Park via De Montfort Road and Spital Road is also within easy walking distance.

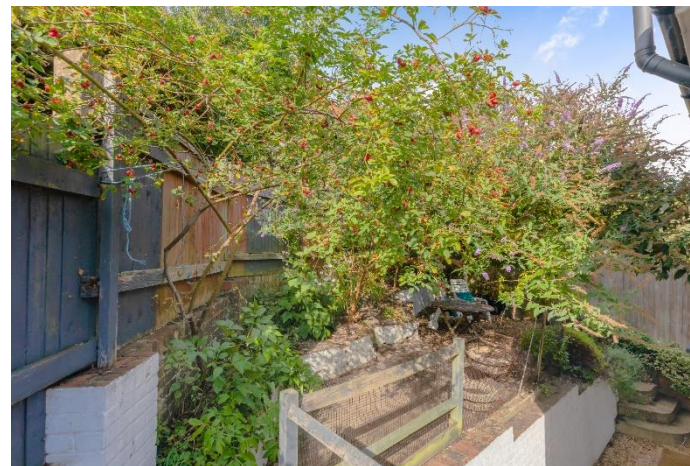
The High Street is a 12 minute walk away (source Google Maps) with the Mainline Railway Station just a little further which offers regular direct services to Brighton, London and Gatwick.

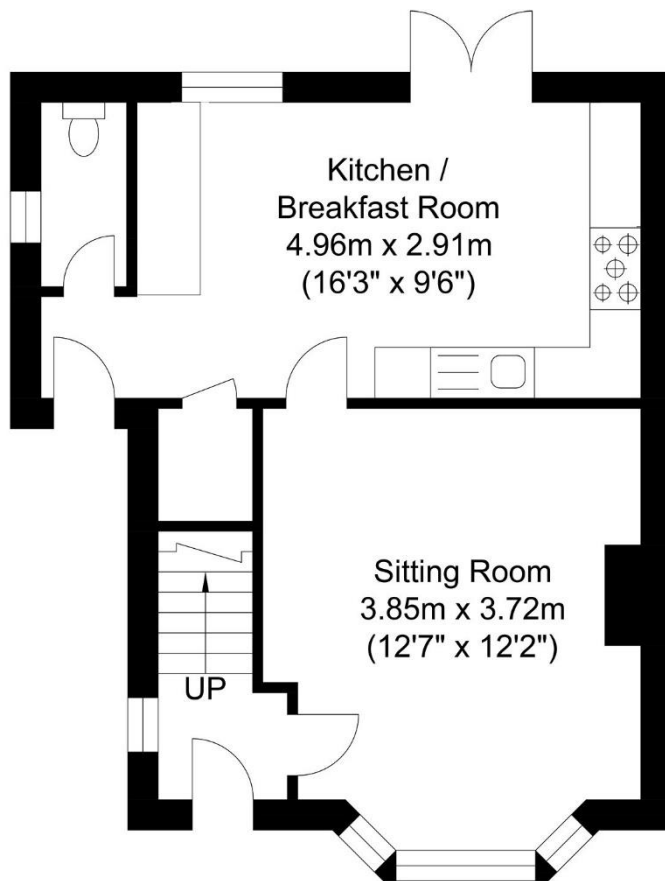
The property is also within easy walking distance of a number of popular primary schools, including Wallands, Southover and Western Road, with Priory Secondary School, South Downs Collage, and Lewes Old Grammar School also within walking distance.

Tenure – Freehold

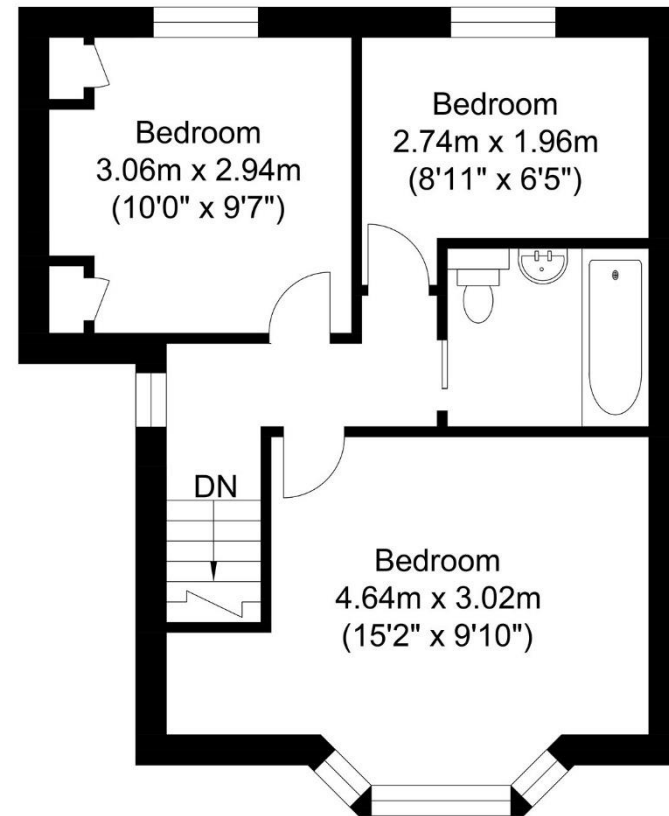
Gas central Heating – Double Glazing.

EPC Rating – C





Ground Floor  
Approximate Floor Area  
393.95 sq ft  
(36.60 sq m)



First Floor  
Approximate Floor Area  
393.95 sq ft  
(36.60 sq m)



Approximate Gross Internal Area = 73.20 sq m / 787.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [ringmer@mansellmctaggart.co.uk](mailto:ringmer@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