



£425,000 - £450,000 guide price

24 Fitzroy Road, Lewes, East Sussex, BN7 2UB

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## Overview...

A great opportunity to purchase this beautifully presented and extended 3 bedroom family home situated in the Landport area of Lewes.

The property boasts a desirable Westerly Facing garden, a Driveway for 2 Vehicles and a popular Open Plan layout to the ground floor.

The much improved property features a 25ft Open Plan Living Kitchen Dining Room with modern Kitchen and open Fireplace in the Sitting Room. Tri-fold doors then open to a Further Reception which enjoys two sets of double doors opening to the pretty garden. There is also a Ground Floor Cloakroom.

Upstairs there are 3 generously sized bedrooms, two of which are double bedrooms and third is a generous single bedroom.

Whilst already extended and very well presented the property does appear to offer further scope to develop into the loft space to create a principal bedroom with ensuite, subject to the necessary permissions and consents.

VIEWING RECOMMENDED





## The property...

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**ENTRANCE HALL-** Front door, stairs to first floor, doors to principal rooms.

**CLOAKROOM-** Modern white suite comprising of wc and wash hand basin set into a vanity unit.

**OPEN PLAN LIVING, KITCHEN, DINING ROOM-** Measuring an impressive 25ft and perfect for modern family living boasting dual aspect light and creating a bright and airing living space.

**SITTING ROOM-** Featuring a brick built fireplace with timber mantel and hearth. The Sitting Room has modern tri-fold doors which open to a further reception room which in turns leads out to the garden.

**KITCHEN/DINING ROOM-** A modern fitted kitchen finished in a timeless white and complemented by darker coloured worksurfaces. The kitchen comprises of an excellent range of cupboards and drawers and enjoys views to the front.

**FURTHER RECEPTION ROOM-** A welcomed addition this modern extension boasts a vaulted ceiling with roof windows and two sets of double doors and floor to ceiling windows with views of the pretty garden.

**FIRST FLOOR LANDING-** White painted panelled doors to principal rooms and painted balustrade and handrail over stairs. Linen cupboards with double doors.

**BEDROOM 1 -** A generous double bedroom with fitted wardrobe and elevated views to the front.

**BEDROOM 2-** Another double bedroom enjoying elevated views over the rear garden.

**BEDROOM 3-** A very generous size for a single bedroom with elevated views to the rear.

**BATHROOM-** Modern suite comprising of a bath with shower over, wc and modern wash hand basin. Tiled surrounds.





## *Property and Outside...*

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**DRIVEWAY-** Brick laid driveway providing off street parking for two vehicles.

**REAR GARDEN-** A pretty landscaped garden of a desirable Westerly aspect. The garden has been thoughtfully designed to create two terraces, one paved with Indian sandstone and one decked. The remainder of the garden is laid to lawn and enclosed by fenced boundaries. The garden benefits from gated side access leading to the driveway.



Whilst already extended, subject to the necessary permissions and consents the property offers further potential for a loft conversion if desired. Neighboring properties which have completed loft conversions have created a principal bedroom with ensuite in the loft spaces which boasts wonderful downland views.

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





## Location...

**Fitzroy Road** is located in the Landport area of Lewes, boasting easy access to the local countryside and woods. Steps lead up from Blois Road crossing Offham Road and lead onto the South Downs and offer a short cut to the popular Wallands Priamry School via Hill Road.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.

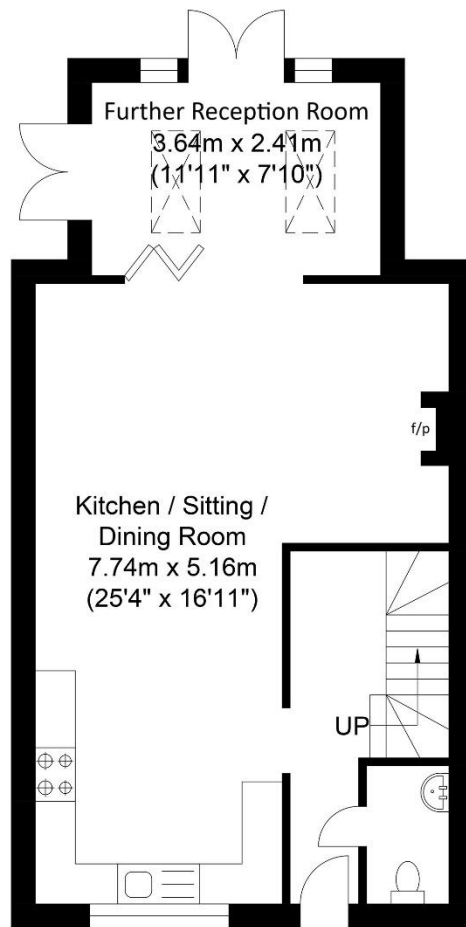


Tenure - Freehold

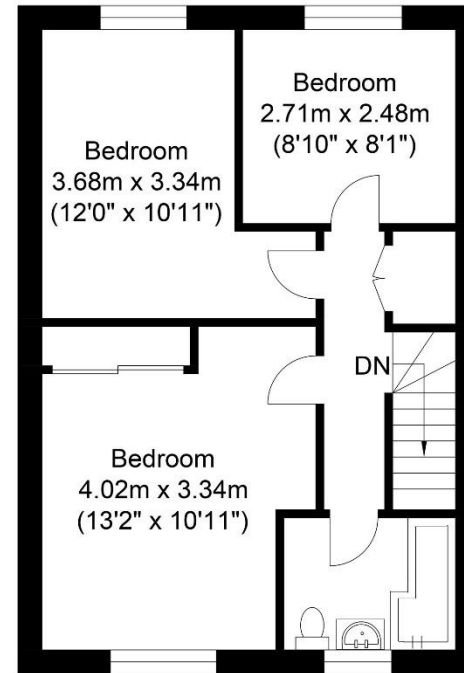
Gas central Heating - Double Glazing.

EPC Rating - D

Council Tax Band - C



Ground Floor  
Approximate Floor Area  
527.21 sq ft  
(48.98 sq m)



First Floor  
Approximate Floor Area  
429.91 sq ft  
(39.94 sq m)



Approximate Gross Internal Area = 88.92 sq m / 957.12 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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