



£875,000 - £900,000 guide price

48 Sun Street, Lewes, East Sussex, BN7 2QB

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

An opportunity to purchase a 3/4 Bedroom Town Centre home with Courtyard Garden and Allocated Off Street Parking.

The property boasts an impressive amount of living accommodation with a Modern Kitchen, a Sitting Room, Dining Room, Further 27ft Reception Room another additional Reception Room and a Study/Bedroom.

Upstairs we find 3 Bedrooms the Family Bathroom and EnSuite Shower Room to the principal bedroom.

The town centre location means the High Street is just a 2 minute walk away with the Mainline Railway Station just 5 minutes further.

The property boasts enviable ceiling heights of over 10 foot to much of the ground floor and upper floor, and the property feels particularly light and bright with many rooms featuring multiple windows to numerous aspects.



The property...

Entrance Hall – An Impressive Entrance Hall with a ceiling height of over 10 foot. Painted panelled doors to principal rooms. Stairs rise to second floor and stairs lead down to lower floor with a useful rear lobby.

Sitting Room – Featuring two sash windows with side aspect and modern secondary glazing. Impressive ceiling height of over 10 foot. Opening to;

Reception Room – Currently used as a home office the corner position has allowed for three sash windows filling the room with an abundance of natural light.

Dining Room – A pair of Sash windows with fitted shutters face Sun Street. Fitted cupboard with double doors. Painted panelled doors to Study and also Utility Room/Cloakroom and opening to Kitchen.

Kitchen - Modern fitted kitchen comprising of a range of wall and base units, featuring cupboards and drawers and finished in an off white colour and complimented by black granite worksurfaces and tiled splashbacks. Integral appliances. Roof Window and two double glazed windows and glazed door with views and access over the rear courtyard garden.

Study/Bedroom 4 – Window with views over Sun Street.

Utility Room/Cloakroom – The former ground floor shower room has been redesigned as a Utility Room with space for washing machine whilst retaining a modern WC and wash hand basin.





Property...

Reception Room – Located on the lower floor natural light enters the room from a large light well in the ceiling to the reception room above. The enviable space measures an impressive 27ft, providing a great games room or evening snug. A **cloakroom** is also located on this floor.

First Floor Landing – Painted panelled doors to principal rooms. Window to side.

Bedroom 1 – Double bedroom with a pair of sash windows and views over Mount Pleasant. Door to;

EnSuite – Modern EnSuite Shower Room featuring a corner shower enclosure, wc and wash hand basin.

Bedroom 2– Double bedroom boasting three sash windows and views over Mount Pleasant. Fitted Wardrobe.

Bedroom 3 – Featuring fitted wardrobes and views over Sun Street.

Family Bathroom – Modern Bathroom suite, comprising of a tear shaped bath with shower over and glass screen, wc and wash hand basin. Tiled surrounds.





Location and Outside...

Allocated Parking Space – Located adjacent to the courtyard garden.

Garden – Laid to flagstone and enclosed by modern fencing and gated access to the parking space. Outside lights

Communal Bicycle Store – timber built store proving a secure space to lock bicycles.

Location

Sun Street is located in the heart of Lewes town centre at the top of the popular Pells area of Lewes.

Lewes High Street is just a 2-minute walk (source Google maps) providing easy access to an extensive range of shops, public houses, restaurants and eateries as well as The Depot and Cinema.

Lewes Mainline Railway Station is just a 7-minute walk away (source Google maps) offering direct services to London, Brighton and Eastbourne.

At the end of road we find The Paddock, a public green space with children's recreation ground. Within an easy walk we also find the Pells duck pond, Pells open air swimming pool, a further recreation ground and scenic river walks.

Lewes boasts an array of popular schools catering for all ages. Lewes Priory Secondary School and South Downs Tertiary college are both within walking distance as is Lewes Old Grammar School and numerous primary schools.

Tenure – Freehold

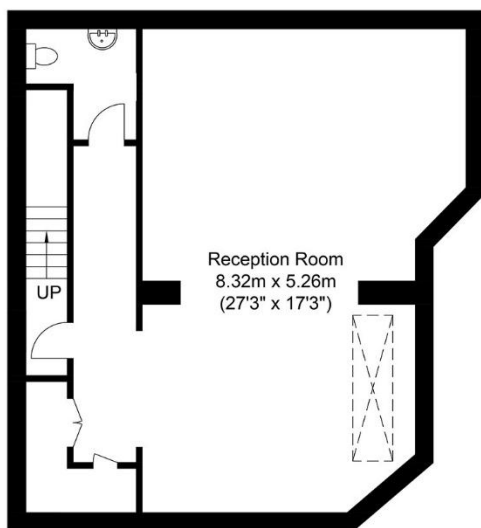
Gas central heating – Modern secondary glazing.

EPC Rating – D

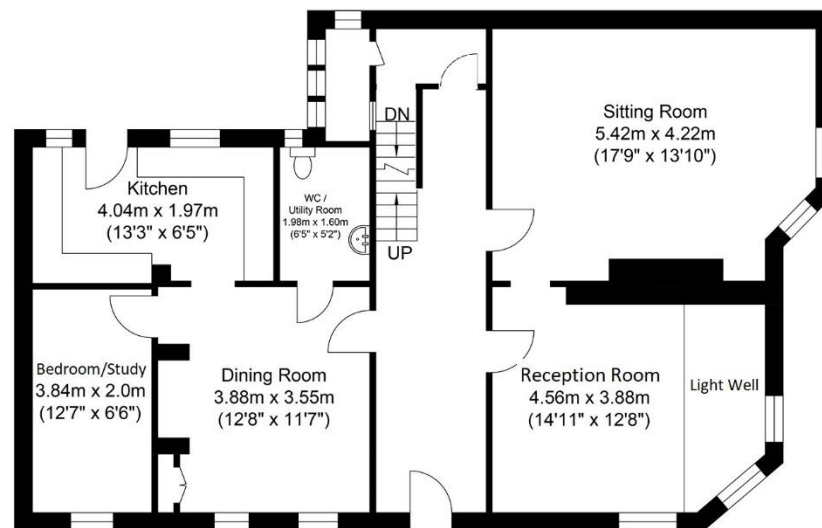
Council Tax Band – D

Residents Association Charge - £221.74 per annum

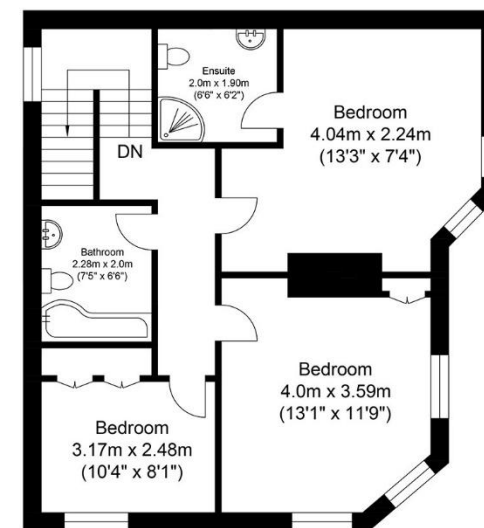




Lower Ground Floor
Approximate Floor Area
590.93 sq ft
(54.90 sq m)



Ground Floor
Approximate Floor Area
987.48 sq ft
(91.74 sq m)



First Floor
Approximate Floor Area
590.93 sq ft
(54.90 sq m)

Approximate Gross Internal Area = 201.54 sq m / 2169.35 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