



£450,000 - £475,000 guide price
8 Abinger Place, Lewes, East Sussex, BN7 2QA

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Overview...

A great opportunity to purchase this 2 Double Bedroom townhouse located in the heart of the desirable Pells area of Lewes.

Situated just 0.2 miles from the historic High Street this character home offers a modern layout with potential for a Study with a little renovation and alteration.

Currently presented with 2 Double Bedrooms and Modern Bathroom with 'Jack and Jill' doors from the principal bedroom and first floor landing.

There is a generously sized, dual aspect Sitting Room with potential for a Study in the former Shower Room, and a 21ft Kitchen Dining Room with access to the Westerly Facing Courtyard Garden.

VIEWING RECOMMENDED



The property...

SITTING ROOM- Measuring an impressive 16'4 x 12 the dual aspect Reception Room enjoys elevated views to the rear and views along Abinger Place to the front. The Sitting Room has a former fireplace with timber mantel and surround and stairs lead down to the Kitchen Dining Room and up to the First Floor. A painted panelled door opens to a former Shower Room with window to the rear. The suite has now been removed and offers potential for refurbishment, perhaps into a Study, or removing internal walls to create a larger Sitting Room (stpp and building regulations)

KITCHEN/DINING ROOM- Measuring an enviable 21ft the Kitchen Dining Room enjoys views and access to the rear garden. The kitchen is finished in a white gloss colour and provides an excellent choice of cupboards and drawers complimented by wood look worksurfaces and timeless white tiled splashbacks. The Kitchen is completely open plan to the Dining Area which enjoys views of the courtyard and stairs with painted hand rail and balustrade lead to the Sitting Room upstairs.

FIRST FLOOR LANDING- Painted panelled doors to principal rooms, stairs with painted hand rail and balustrade continue to second floor.

BEDROOM 1- A double bedroom with wardrobe fitted to chimney recess. Sash window with elevated views along Abinger Place. Panelled door to Bathroom.

BATHROOM- Modern bathroom suite comprising of a bath with rainfall shower over and glass screen door and complimented by white tiled surrounds. Wc and a designer stone bowel wash hand basin. Window to the rear and panelled door to bedroom 1 and separate door to the first floor landing.

SECOND FLOOR - Stairs rise from the first floor landing to;

BEDROOM 2 - A generous double bedroom with far reaching views over roof tops and to the South Downs in the distance.





Outside...

COURTYARD- A brick laid courtyard of a desirable Westerly Aspect. Gated access to the rear.

Agents Notes: As is often for Lewes town centre homes we are advised the neighbouring properties have a right of way across the rear garden to allow them rear access to their gardens accessible from St Johns Terrace.



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



Location...

Abinger Place is located in the heart of the desirable Pells area of Lewes. The Pells Pond and Open Air Swimming Pool can be found at the end of the road off of St Johns Hill with Mount Pleasant located at the other end of the road which leads to the historic High Street and in turn the Mainline Railway Station.

Scenic walks along the river and two large public recreation grounds both with children's playgrounds are all within easy walking distance of the front door.

The High Street is 0.2 miles away via the Castle Grounds, and offers an array of shops, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers direct services to London, Brighton at Gatwick are just 0.3 miles away.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

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

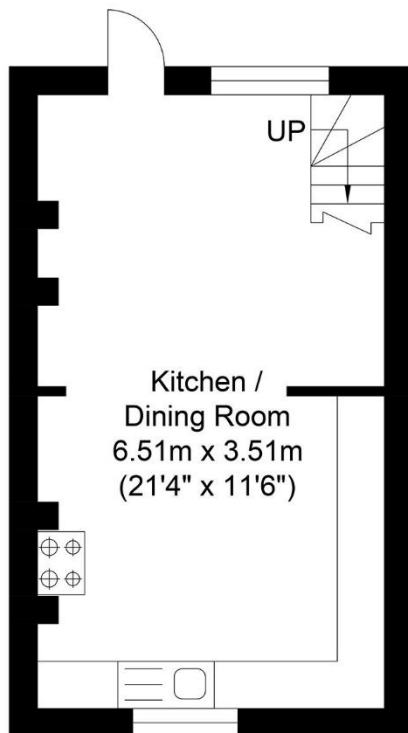
Tenure - Freehold

Gas Central Heating

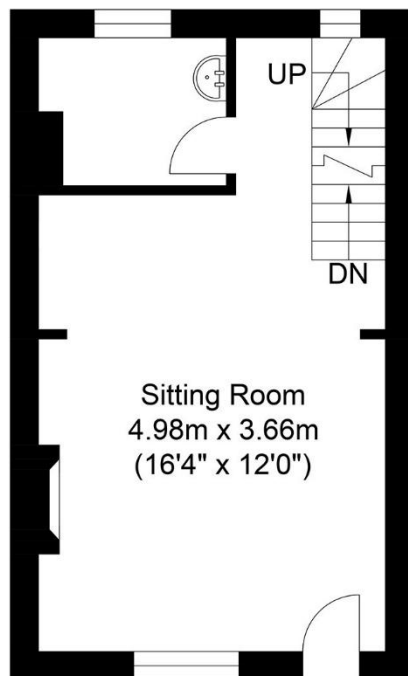
EPC Rating - D

Council Tax Band - C

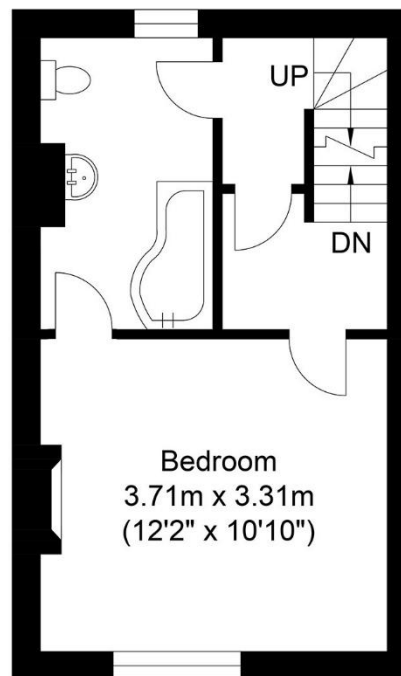
Viewing recommended



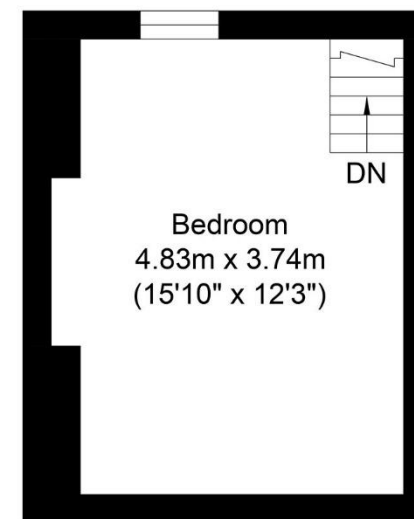
Lower Ground Floor
Approximate Floor Area
246.49 sq ft
(22.90 sq m)



Ground Floor
Approximate Floor Area
246.49 sq ft
(22.90 sq m)



First Floor
Approximate Floor Area
246.49 sq ft
(22.90 sq m)



Second Floor
Approximate Floor Area
186.21 sq ft
(17.30 sq m)



Approximate Gross Internal Area = 86.0 sq m / 925.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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