



£1,000,000 guide price

Redlands, Ferrers Road, Lewes, East Sussex, BN7 1PY

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Overview...

We are pleased to market for sale this beautifully presented and updated 4 Bedroom Detached property in the sought after Wallands area of Lewes.

Located in a tree lined, non through road, the property boasts a Generously Sized Garden and subject to the usual permissions and consents appears to offer potential to extend.

The accommodation feels noticeable light and bright and features a Modern Kitchen Dining Room with tri-fold doors which lead into the garden. There is a generously sized Sitting Room with bay window and fireplace and also a modern Cloakroom and Utility Room.

Upstairs there are 4 Bedrooms and a Modern Shower Room.

Outside the garden is generously sized, and feels particularly private. There is ample Off Street Parking and a useful Garage.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door with floor to ceiling windows either side, stairs with painted balustrade and wooden handrail to first floor, understairs cupboard. Wooden floors and doors to principal rooms.

CLOAKROOM- Modern suite comprising of WC and wash hand basin set into a vanity unit. Window to the side.

SITTING ROOM- Measuring a generous 15ft and featuring wooden floors and a feature fireplace. The dual aspect Sitting Room enjoys views over the front garden and tree lined street beyond. Large opening to;

KITCHEN/DINING ROOM- Cleverly designed to provide an almost open plan L shaped room combining the Sitting Room through a large opening.

KITCHEN- A gorgeous modern kitchen finished in a soft grey and complimented by marble worksurfaces. The kitchen incorporates a breakfast bar into the design and comprises of an excellent selection of cupboards and drawers. The kitchen is Opening Plan to the Dining area, enjoys views over the delightful rear garden and a door opens to the Utility Room.

DINING AREA- Wooden floor continues from the Sitting Room and tri-fold doors opening seamlessly to the pretty rear garden. Open plan to the Kitchen

UTILITY ROOM- A welcomed addition to any home, the utility room offers further kitchen cupboards in the same high quality design as the kitchen. Stainless steel sink, space for washing machine, door and window to the garden.

FIRST FLOOR LANDING- Side aspect double glazed window. Doors to principal rooms. Linen Cupboard.

SHOWER ROOM- A beautiful modern suite comprising of a shower enclosure with glass screen door and timeless white tiled surrounds, wc and Wash hand basin set into a vanity unit.





Property and Outside...

BEDROOM 1- A generously sized double bedroom with elevated views to the front and along the pretty tree lined street.

BEDROOM 2- Another generous double bedroom with dual aspect views over the rear garden.

BEDROOM 3- A comfortable bedroom with elevated views over the rear garden.

BEDROOM 4 - Enjoying elevated views to the front and along Ferrers Road.



GARAGE - Dual aspect windows, pedestrian door to rear garden. power points and light.

DRIVEWAY- Providing off street parking for several vehicles in front of the garage.

REAR GARDEN- A generously sized and mostly level garden which feels particularly private and has been landscaped to accommodate a paved terrace adjacent to the property which leads onto an area of lawn which is surrounded by colourful plants and shrubs.



Location...

Ferrers Road is a non through road located in the highly desirable and sought after Wallands area of Lewes. Wide tree lined streets, and generous gardens makes the area popular with families along with access to public parks and recreation fields. The area benefits from a local convenience shop at Leicester Road and access to the South Downs can be found a very short walk away via Gundreda Road and Hill Road.

The popular location is just a 14 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just a little further. The station offers regular direct services to London, Gatwick and Brighton.

Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.

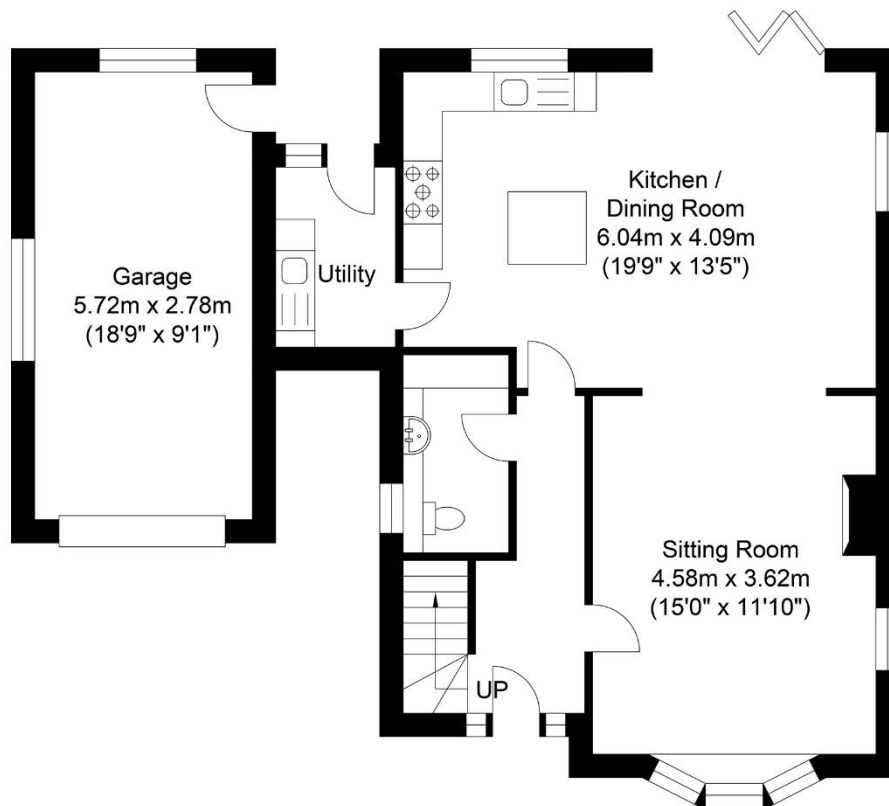


Tenure - Freehold

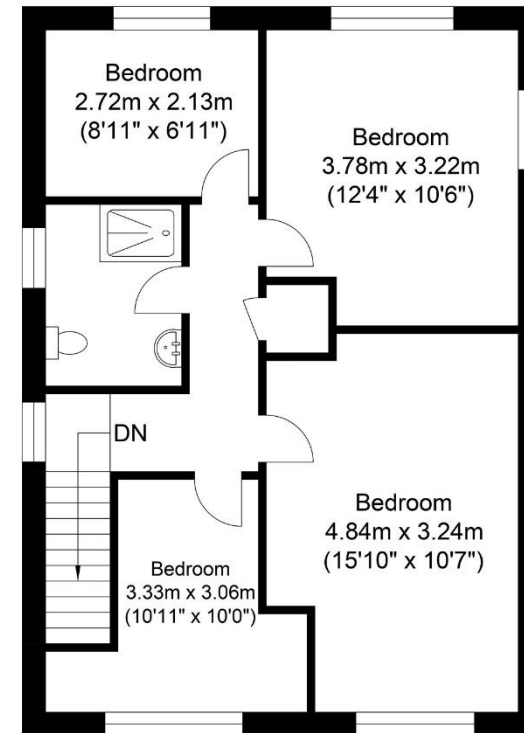
Gas Central Heating - Double Glazing.

EPC Rating - E

Council Tax Band - F



Ground Floor
Approximate Floor Area
772.09 sq ft
(71.73 sq m)



First Floor
Approximate Floor Area
566.93 sq ft
(52.67 sq m)



Approximate Gross Internal Area (Including Garage) = 124.40 sq m / 1339.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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