



£500,000 guide price

21 Dale Road, Lewes, East Sussex, BN7 1LH

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Overview...

A great opportunity to purchase this super extended three double bedroom semi-detached family home situated at the head of a quiet cul-de-sac with a good size conservatory and landscaped rear garden.

This wonderful family home offers bright and spacious accommodation with an entrance hall, front aspect sitting room, dining room, extended kitchen fitted with modern units, utility/boot room, cloakroom/W.C. and a good size double glazed conservatory.

The upper floors offer two double bedrooms and a modern fitted bathroom with separate shower cubicle on the first with the generous dual aspect master bedroom on the top floor offering lovely views over the rear garden.

Outside, the property is set back from the road with a patio area to the front while the good size rear garden is beautifully landscaped with areas of paved patio and mature planting.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor and side aspect double glazed window.

SITTING ROOM- A good size room with front aspect double glazed window, chimney breast housing a cast iron log burning stove with timber surround, laminated floor, opening to-

DINING ROOM- Laminated flooring, opening to-

KITCHEN- Extended and fitted with a range of white units with contrasting worktops, single bowl sink with drainer and adjacent mixer tap, 4 burner gas hob with matching cooker hood over and single oven below, rear aspect double glazed window, under stairs cupboard, attractive tiled floor, door to-

UTILITY/BOOT ROOM- A side extension with vaulted ceiling and Velux style roof window. There are doors to the front and rear and the room is fitted with a comprehensive range of fitted cupboards with quartz worktop, single bowl single drainer stainless steel sink and space for washing machine.

CLOAKROOM/W.C.- White low-level W.C., corner wash hand basin.

CONSERVATORY- A generous room predominantly double glazed with low level brick walling and polycarbonate roofing, double doors opening onto the rear garden.

FIRST FLOOR LANDING- Stairs to the top floor, front aspect double glazed window.

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden.

BEDROOM- Double glazed window offering elevated views to the front, built-in cupboard.





Property and Outside...

BATHROOM- Refitted white suite comprising a corner bath with mixer tap and hand held shower attachment, shower cubicle with glass door and tiled walls, pedestal wash hand basin, low level W.C., obscured double glazed window.

TOP FLOOR BEDROOM- A generous double room with attractive vaulted ceilings, dual aspect with Velux style roof window to the front and double-glazed windows overlooking the rear garden.

OUTSIDE

FRONT GARDEN- Mainly paved with low level brick retaining wall and timber storage shed.

REAR GARDEN- A beautiful and professionally landscaped garden offering interesting areas of lawn, shingle and paved patio. The whole is well stocked with mature planting and enclosed by hedging with a hardstanding to the rear suitable for a garden studio/summer house.





Location...

Dale Road is a popular no-through road located within the Winterbourne area of Lewes with a local convenience store just around the corner. The area is conveniently located for Lewes High Street and Mainline Railway Station with direct trains to London Victoria, Brighton, Gatwick, and Eastbourne. The High Street is surprisingly close by taking just a 12 minute walk via Rotten Row. (source Google Maps)

The Winterbourne area benefits from a good sized Recreation Ground and recently renovated Children's Playground and boasts great access to scenic walks across the South Downs National Park. Easy road access and bus access to Brighton and motorways.

Lewes High Street offers an array of shops, restaurants, eateries and public houses. Lewes further features a Leisure Centre, open air swimming pool and The Depot Cinema.

Tenure - Freehold

Gas central Heating

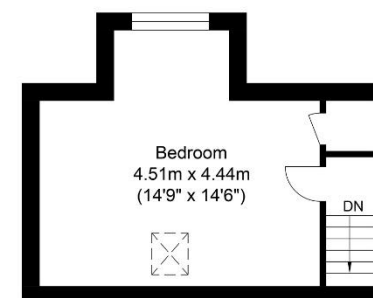
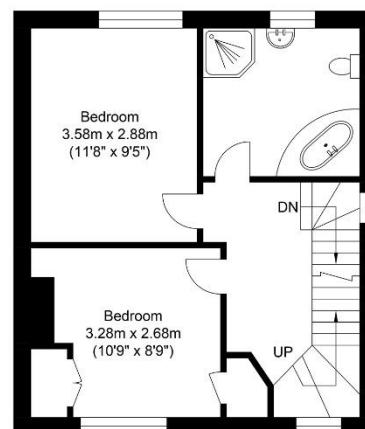
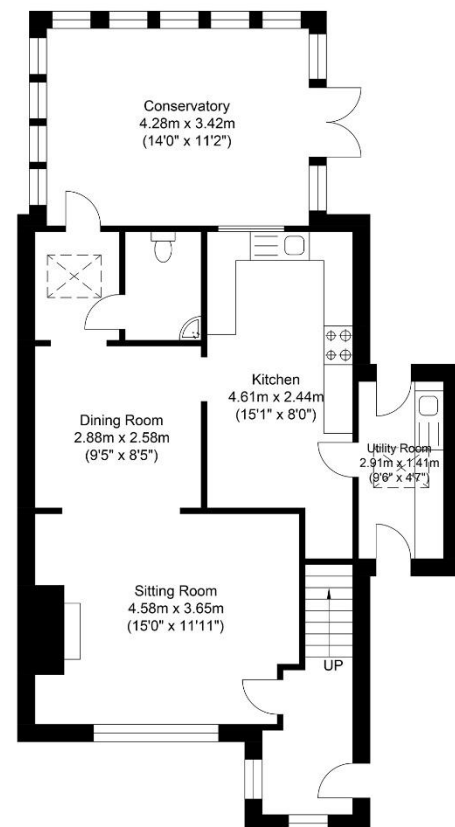
Double Glazing.

EPC Rating - D

Council Tax Band - C

NO CHAIN

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



Ground Floor
Approximate Floor Area
756.48 sq ft
(70.28 sq m)

First Floor
Approximate Floor Area
413.22 sq ft
(38.39 sq m)

Second Floor
Approximate Floor Area
226.68 sq ft
(21.06 sq m)

Approximate Gross Internal Area = 129.73 sq m / 1396.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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