



£630,000 freehold

19 Highdown Road, Lewes, East Sussex, BN7 1QA

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

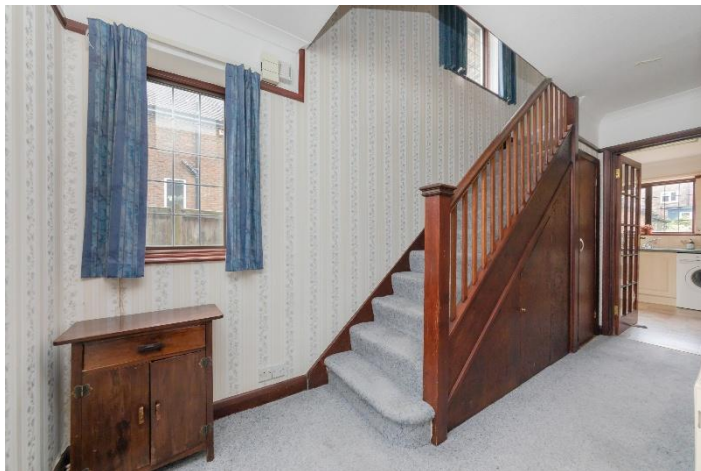
We are pleased to market for sale this substantial, 1,368 sq ft semi-detached property in the sought after Nevill area of Lewes.

The 1930's character home has been extended to accommodate 3 generously sized Double Bedrooms, and a Modern Bathroom.

Downstairs the accommodation is well proportioned and offers flexibility. The Sitting Room features a pair of windows enjoying views over the pretty front garden, the triple aspect Kitchen Dining Room is generously sized and well laid out and a Further Reception Room with double doors which lead into the rear garden.

Outside there is a relatively level and generously sized Garden which features an area of lawn and two patios to follow the sun. There is a useful brick and timber built Workshop and the Driveway provides off street parking for several vehicles.

VIEWING RECOMMENDED



The property...

ENTRANCE PORCH- Front door with floor to ceiling window to the side. Door to;

ENTRANCE HALL- Stairs with wooden hand rail and balustrade over stairs, wood doors to principal rooms, window to the side, understairs cupboard, picture rail.

SITTING ROOM- A generously sized Sitting Room with a pair of windows enjoying views over the front garden and copper beech tree. Fireplace, ceiling coving and picture rail.

KITCHEN/DINING ROOM- A wonderful, light and airy room flooded with natural light through the expanse of double glazed windows boasting triple views and access to the garden. The kitchen offers an excellent choice of cupboards with tiled surrounds and has been extended to provide ample dining space but also cleverly incorporates a breakfast bar into the design.

FURTHER RECEPTION ROOM- Another generously sized reception room currently present as a Dining Room but offers flexibility for other uses. The Reception Room boasts a gorgeous parquet floor, fireplace, picture rail and both a window and double doors which open to the garden.

FIRST FLOOR LANDING- Stripped wood panelled doors to principal rooms, wooden hand rail and balustrade over stairs, picture rail, window with side aspect, a good sized airing cupboard.

BEDROOM 1- A super double room with dual aspect views overlooking the rear garden and the front. Door opens to a roof terrace.

BEDROOM 2- Another great sized double bedroom with elevated views over the front garden. Fitted wardrobes and built in storage cupboards and





Property and Outside...

BEDROOM 3- A generously sized double bedroom with built in storage cupboard, picture rail and elevated views over the rear garden.

BATHROOM- A modern bathroom suite comprising of a bath with shower over and glass screen, wc and wash hand basin. modern tiled walls with pattern boarder. Window to the front.

OUTSIDE

REAR GARDEN- A generous and level garden which is rare in the Nevill area. There are two paved patios to make the most of the sun at different times of day. The garden is otherwise laid to lawn and features established plants to the borders. Gated side access.

WORKSHOP- Brick built, and extended in timber, the former garage is now a super workshop space with power points and light.

DRIVEWAY- Brick laid, providing off street parking.





Location...

Highdown Road is a popular road situated in the sought after Nevill area of Lewes. The Nevill development benefits from a convenience shop, a local bus service providing services to the town centre, and a local recreation field and children's park can be found just a moments walk away at the end of the road. A church hall and St Marys Social Club are both within striking distance and can be hired for events. The road also boasts a short walk to excellent scenic walks across the South Downs National Park.

Highly regarded primary schools are also within walking distance, as are Priory Secondary School, East Sussex College, and Lewes Old Grammar School.

Lewes is the county town of East Sussex and features a thriving historic high street with an array of shops, restaurants, public houses and eateries. Further afield but still very much in Lewes we find the Pells open swimming pool, leisure centre with gym and The Depot and Cinema.

Lewes further benefits from a mainline Railway Station with direct services to London, Brighton, Gatwick and Eastbourne.

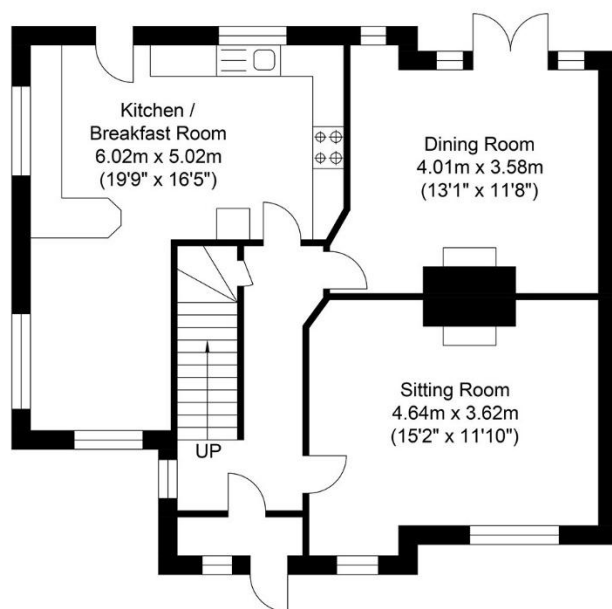


Tenure - Freehold

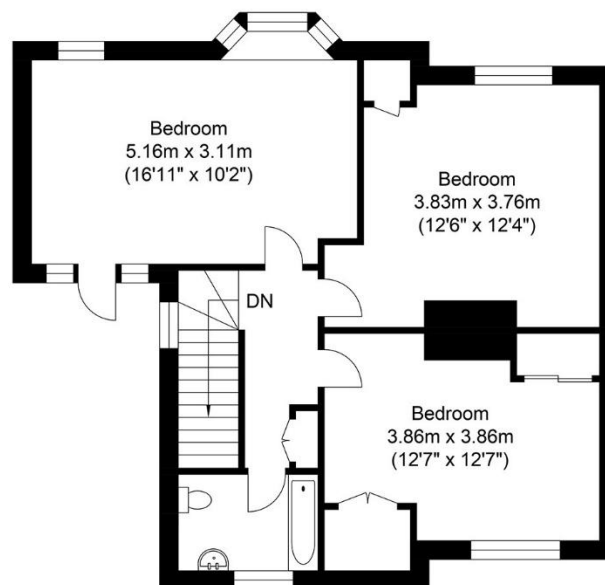
Gas Central Heating - Double Glazing

EPC Rating - D

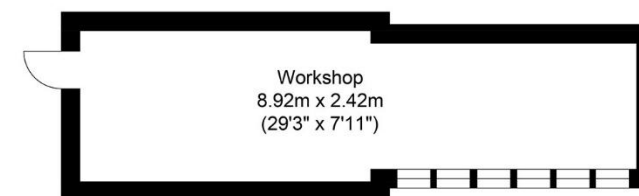
Council Tax Band - D



Ground Floor
Approximate Floor Area
720.32 sq ft
(66.92 sq m)



First Floor
Approximate Floor Area
648.41 sq ft
(60.24 sq m)



Outbuilding
Approximate Floor Area
213.98 sq ft
(19.88 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 127.16 sq m / 1368.73 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