



£800,000 guide price.

35 St Annes Crescent, Lewes, East Sussex, BN7 1SB

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Overview...

A fantastic opportunity to purchase this 4 storey elegant townhouse, situated in a sought after St Annes Crescent, close to historic Lewes High Street.

The 1,481 sq ft home boasts many character features such as panelled doors, picture rails, ceiling cornice, fireplaces, exposed floorboards and gorgeous floor to ceiling sash windows.

The accommodation is both flexible and adaptable offering potential for 4 generously sized bedrooms with very little alteration if desired.

Currently presented with 3 Double Bedrooms and 2 Bathrooms the property would benefit from updating but retains many character features.

The property boasts a 23ft dual aspect Kitchen Family Room with access to both the front and rear gardens. A stunning Sitting room with gorgeous floor to ceiling sash windows, exposed floorboards and an ornate fireplace. The Sitting Room opens to a Further Reception Room which also features those beautiful floor to ceiling sash windows and could easily be adapted to a 4th Bedroom or Study if desired.



The property...

ENTRANCE HALL- An inviting entrance hall featuring many original features such as, panelled doors, exposed floorboards and stair case with delicate handrail and balustrade. Stairs lead up to the bedroom accommodation and down to the Kitchen Dining Room.

SITTING ROOM- Featuring a gorgeous floor to ceiling bay window, comprising of three sash windows enjoying elevated views over the front garden. The reception boasts an ornate fireplace, picture rail and ceiling coving and beautiful exposed floorboards. The Sitting Room is open to the rear Reception Room.

FURTHER RECEPTION ROOM- Featuring another floor to ceiling bay window comprising of three sash windows enjoying elevated views over the rear garden. The reception room benefits from exposed floorboards, picture rails and an ornate ceiling cornice.

GROUND FLOOR SHOWER ROOM- White suite comprising of a shower enclosure with sliding door, wc and wash hand basin. white tiled splashbacks and window to the rear.

LOWER GROUND FLOOR - Stairs open to;

KITCHEN/FAMILY ROOM - Measuring an impressive 23ft this through room is ideal for modern family living with through light and a secondary entrance to the front and door to the rear garden.

KITCHEN- Featuring a solid pine kitchen comprising of cupboards and drawers and complimented by white coloured worksurfaces and tiled splashbacks. Window and door with views and access to the rear garden. The Kitchen is open plan to;

FAMILY ROOM- Boasting a wonderful bay window to the front which comprises of three sash windows enjoying views over the front garden. The reception room features exposed floorboards, fitted cupboards with shelves above to the chimney recess and door to the front garden.



The property...

FIRST FLOOR LANDING- Panelled doors to principal rooms, white painted handrail and balustrade to the first floor, sash window to the rear.

BEDROOM 1- A generously sized principal bedroom with glimpses of the South Downs. Featuring an ornate fireplace, fitted wardrobe with panelled doors and sash windows to the front.

BATHROOM- A split level bathroom to accommodate a sunken bath. The suite further comprises of a wc and wash hand basin set into a vanity unit. Window to the rear. Airing cupboard with double doors.

SECOND FLOOR LANDING- White painted panelled doors to principal rooms. Painted balustrade over stairs, loft hatch.

BEDROOM 2- A generously sized double bedroom with far reaching views to the front which extend to the South Downs.

BEDROOM 3- Another double bedroom with window to the rear and elevated rooftop views. Fitted shelves.





Outside...

FRONT GARDEN- A pretty brick laid courtyard garden with pathways leading to the primary front door and also the secondary entrance to the Kitchen Family Room. The garden is private thanks to a mostly evergreen boundary and numerous flower beds are well stocked with bushes and shrubs.

REAR GARDEN- A brick laid courtyard style of garden enclosed by pretty flint walled and bricked walled boundaries. the garden features an established tree and shrubs.



Tenure - Freehold

Gas central Heating

EPC Rating - E

Council Tax Band - F



Location...

St Annes Crescent is a sought after road located at the top of Lewes High Street on the western side of the town. The one way road typically comprises of elegant Victorian terraced homes and more substantial Edwardian semi detached homes.

St Annes Crescent is just an 8 minute walk to the High Street with its comprehensive range of shops, restaurants, public houses and The Depot Cinema. (source google maps)

Lewes Mainline Railway Station is also within easy walking distance offering direct services to London, Brighton and Gatwick.

Located at the other end of St Annes Crescent is the entrance to the South Downs National Park via Spital Road and The Gallops, offering many scenic walks.

Southover, Western Road and Wallands Primary Schools are all within striking distance and Lewes also offers a Secondary School, South Downs College and Lewes Old Grammar School.



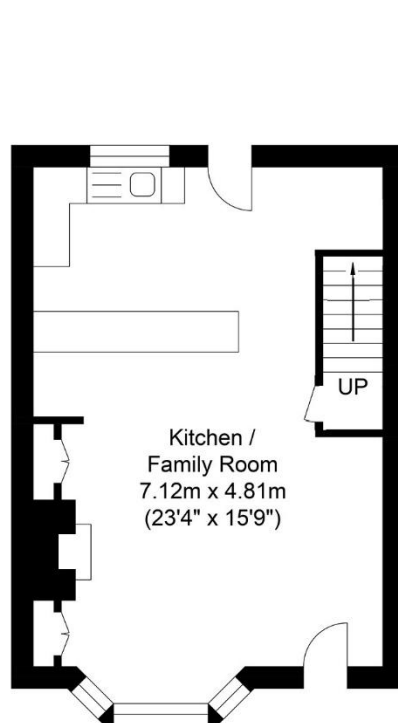


Enquiries...

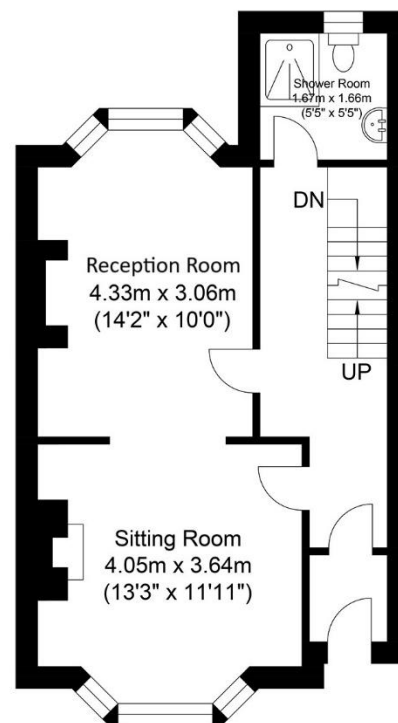
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

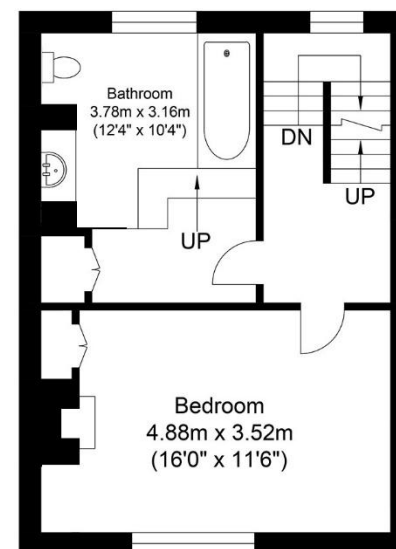
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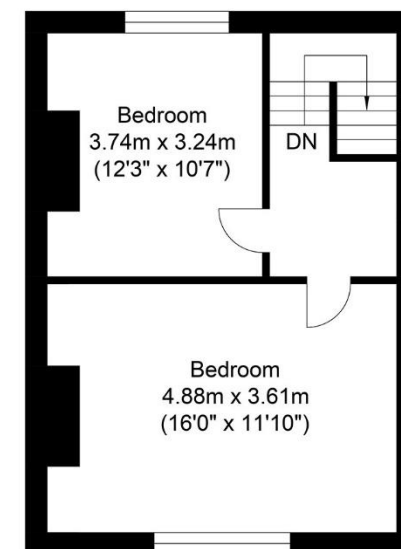
Lower Ground Floor
Approximate Floor Area
365.75 sq ft
(33.98 sq m)



Ground Floor
Approximate Floor Area
404.50 sq ft
(37.58 sq m)



First Floor
Approximate Floor Area
355.85 sq ft
(33.06 sq m)



Second Floor
Approximate Floor Area
355.85 sq ft
(33.06 sq m)



Approximate Gross Internal Area = 137.68 sq m / 1481.97 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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