



£650,000 O.I.E.O

Paddock Lane, Lewes, East Sussex, BN7 1TW

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Overview...

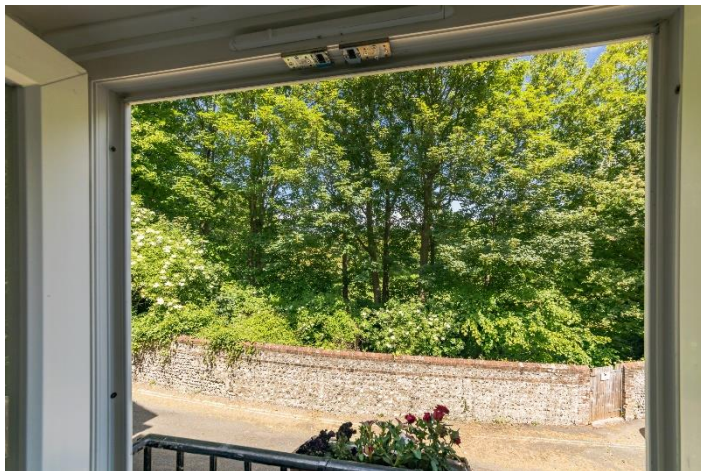
Located in the heart of Lewes town centre but on a seldom used single lane road, the modern house offers peace and tranquillity but the convenience of the central location.

Positioned opposite Baxters Field the End of Terrace property boasts views of the treeline opposite and winter views of the paddock. The property benefits from a desirable Southerly facing rear garden.

Inside the property has been fully refurbished to a high standard featuring a modern and contemporary kitchen and luxurious bathroom boasting a freestanding roll top bath.

Presented with two generously sized double bedrooms, the accommodation feels spacious throughout and offers a Study space on the first floor landing.

There is a garage suitable for a modern car and off road parking can be found in front of the garage.



The property...

Entrance Hall – Stairs rising to first floor. Door to;

Ground Floor Cloakroom – Modern white suite comprising of a wc and wash hand basin. Painted tongue and grove walls. Pretty decorative tiled floor.

First Floor Landing – Stairs continue to second floor. Window to rear with views over garden. Door to Sitting Room.

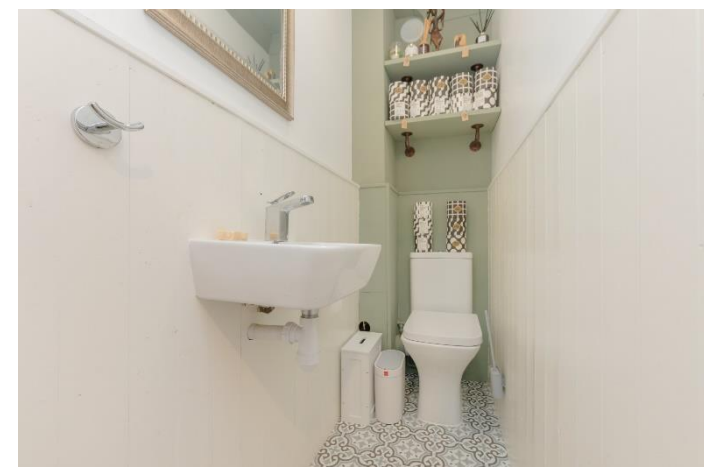
Sitting Room – Measuring a generous 16 x 11. A particularly light and bright room with Southerly aspect patio doors to garden. Modern upright radiators. Double doors to dining room.

Dining Room – Dual aspect room with double doors and Juliet Balcony with a wonderful views of the treeline opposite.

Kitchen – Modern fitted kitchen finished in a matt white and complimented by stone worksurfaces. The kitchen has been thoughtfully designed to maximise storage and worksurface. Views over the treetops opposite and winter views of the paddocks.

Second Floor Landing – Currently presented as a Study Landing with views over garden. Doors to principal rooms. Fitted Cupboard.

Bathroom – Luxurious modern white suite comprising of a gorgeous rolltop bath, a separate generously sized shower enclosure with glass screens. Wc and wash hand basin set into a vanity unit. All complimented by a pretty decorative tiled floor.





Property and Outside...

Bedroom 1 – Measuring a generous 12' x 11' a dual aspect bedroom with pretty views over treetops. Double wardrobe.

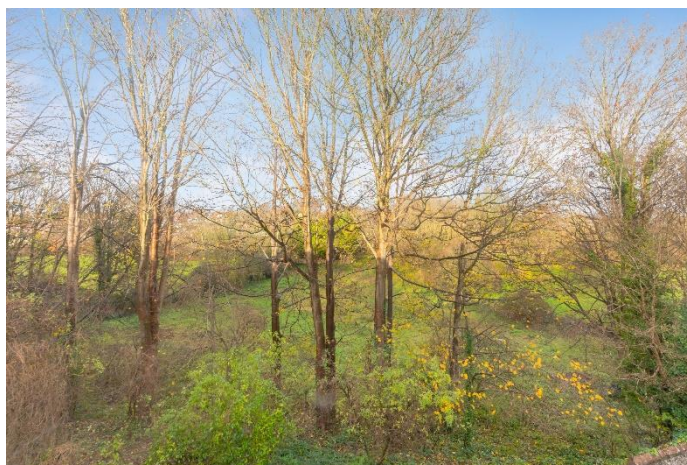
Bedroom 2 – Another generously sized double bedroom with double wardrobe and views over rear garden.

Garage – An integral spacious garage measuring 19'5 x 11' allowing space for a modern car. Fitted cupboards.

Driveway – Partially covered parking space in front of the garage

Garden – Landscaped rear garden of a Southerly aspect. The terraced garden has a paved patio adjacent to the property and steps meander through well stocked flowerbeds and a second patio. Gated access to the side.





Location...

Paddock Lane is a seldom used single lane road located in the heart of Lewes town centre. The road runs parallel to Baxters Field and The Paddock, both of which are public access green spaces. Pathways then divert to the Castle Grounds and lead to the High Street.

Scenic walks and access to the South Downs are a short walk away, located at the end of the adjoining DeMontfort Road.

Local convenience shops are also within easy walking distance at Western Road and also Leicester Road.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is 6-minute walk away (Source Google Maps)

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton and Eastbourne. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is a 13 minute walk away (Source Google Maps)

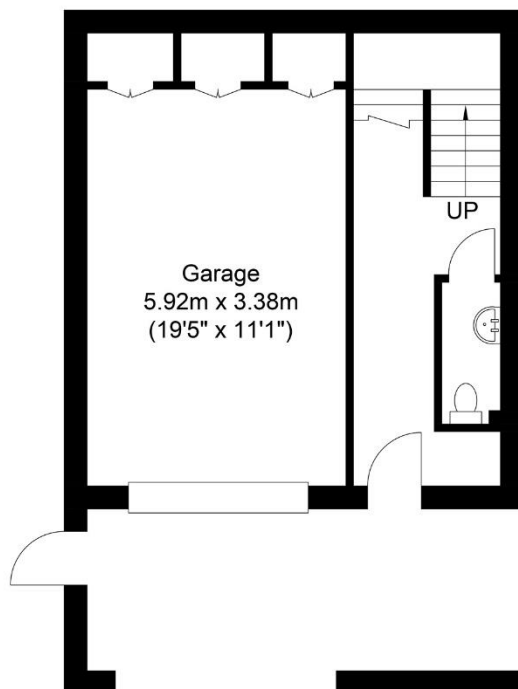
Lewes is also a popular choice for schools with many well referred primary schools, a popular secondary school and tertiary college. Lewes Old Grammar also offers an excellent option and caters for children of primary and secondary ages.

Tenure - Freehold

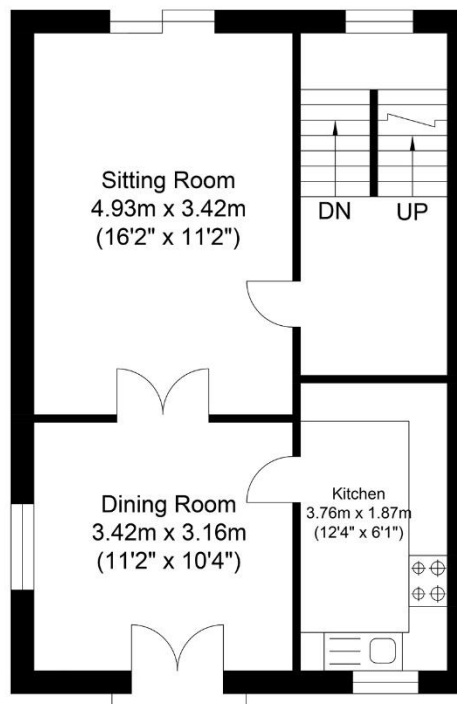
Gas Central Heating - Double Glazing.

EPC Rating - D

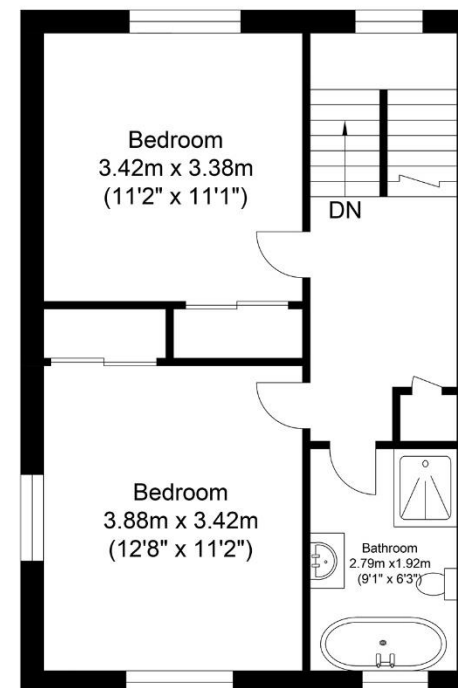
Council Tax Band - D



Ground Floor
Approximate Floor Area
362.09 sq ft
(33.64 sq m)



First Floor
Approximate Floor Area
484.16 sq ft
(44.98 sq m)



Second Floor
Approximate Floor Area
484.16 sq ft
(44.98 sq m)

Approximate Gross Internal Area = 123.60 sq m / 1330.41 sq ft

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

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