



£575,000 offers in excess of
19 Hereward Way, Lewes, East Sussex, BN7 2HN

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A particularly well presented 3 Bedroom semi detached home in the popular and sought after South Malling area of Lewes.

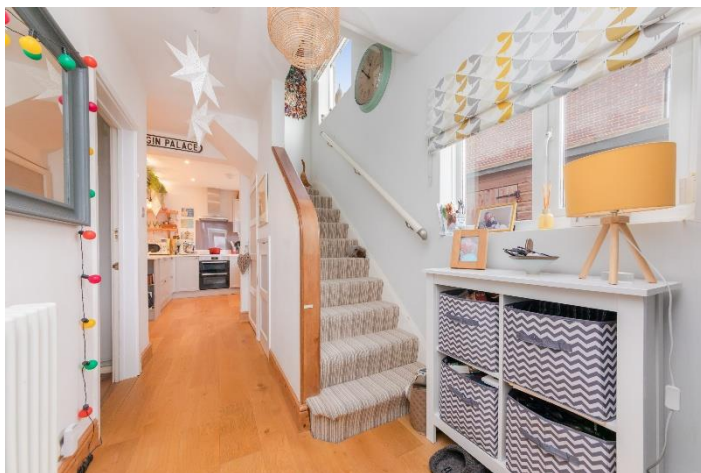
The property has been lovingly modernised in recent years boasting a gorgeous Modern Kitchen, Dining Room with tri-fold doors to the garden, and a Sitting Room with fireplace and far reaching views.

To the first floor we find a family bathroom with separate wc and 3 bedrooms each with elevated views.

Outside, the garden is of a generous size and benefits from gated side access.

Whilst already modernised the property does have approved planning permission to complete a loft conversion creating a master bedroom with Juliet Balcony and EnSuite Shower Room. And permission for a Detached Garden Studio. Ref: SDNP/23/04091/HOUS

Viewings are Highly Recommended.



The property...

ENTRANCE PORCH- A modern built entrance porch with windows to the side and front. Tiled floor. Door to;

ENTRANCE HALL- A warm and inviting entrance hall with window to the side, modern oak panelled doors to principal rooms and stairs to first floor.

SITTING ROOM- A generously sized reception room with large window to the front with elevated far-reaching views over the Lewes townscape. Fireplace with gas fire inset.

KITCHEN/DINING ROOM- A superb Kitchen Dining Room measuring a generous 20ft and benefiting from dual aspect light and views of the garden. The kitchen is finished in a modern soft grey which is complimented by white coloured worksurfaces. The kitchen cleverly incorporates a breakfast bar into the design and is completely open plan with the dining area. The Dining area features bi-fold doors which open to the rear garden.

FIRST FLOOR LANDING- Side aspect window, modern oak panelled doors to principal rooms.

BEDROOM 1- A generously sized double bedroom boasting far reaching views across the Lewes townscape and onto Lewes Castle.

BEDROOM 2 - Another generously sized double bedroom with elevated views over the garden.

BEDROOM 3 - A comfortable bedroom affording dual aspect light and views of Lewes Castle and the South Downs.

BATHROOM- White bathroom suite comprising of a bath with shower over and wash hand basin complimented by simple white tiled walls with pattern inset. Window to the rear. Linen cupboard.

SEPARATE CLOAKROOM- suite comprising of wc. Window to the side.





Property and Outside...

REAR GARDEN- A generously sized rear garden which is mostly laid to lawn with a paved patio adjacent to the Kitchen Dining Room. Enclosed by fenced boundaries and benefitting from gated side access.

PLANNING PERMISSION- Whilst already modernised the property does have approved planning permission to complete a loft conversion creating a master bedroom with Juliet Balcony and EnSuite Shower Room. And permission for a Detached Garden Studio.

Ref: SDNP/23/04091/HOUS



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



Location...

Hereward Way is located in the popular South Malling area of Lewes and benefits from a large recreation field and children's playground located at the end of the road.

The High Street is surprisingly close by at just a 14 minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes High Street is full of charm and character and boasts a great selection of shops, restaurants, coffee shops, public houses and The Depot Cinema.

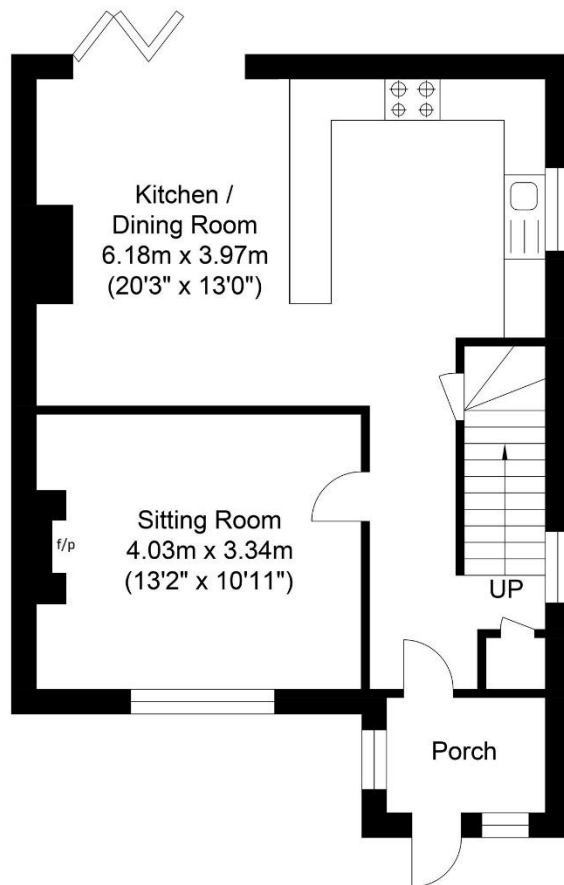
Lewes further benefits from a mainline Railway Station offering direct services to London, Gatwick, Brighton and the coast.

Tenure - Freehold

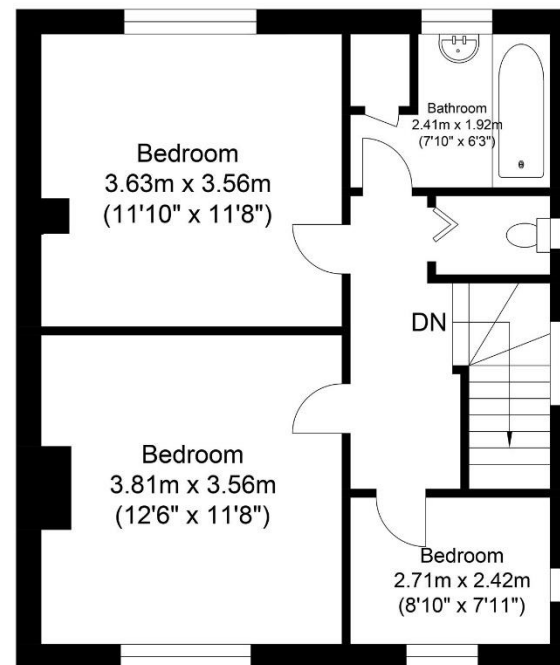
Gas central Heating - Double Glazing.

EPC Rating - C

Council Tax Band - C



Ground Floor
Approximate Floor Area
523.98 sq ft
(48.68 sq m)



First Floor
Approximate Floor Area
492.87 sq ft
(45.79 sq m)

Approximate Gross Internal Area = 94.47 sq m / 1016.86 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