



£375,000 - £400,000 guide price
59 New Road, Lewes, East Sussex, BN7 1YW

**MANSELL
McTAGGART**
Trusted since 1947

The property...

Sitting Room- Full of charm and character the reception room enjoys splendid views over rooftop and across to The Paddock, a public green space, opposite. The room features painted panelled walls at half level, exposed painted floorboards and a sash window to the front. Painted panelled door to;

Kitchen- A suitably cottage style of kitchen finished in an off white and complimented by wood look work surfaces and tiled splashbacks. The kitchen features exposed painted floorboards and enjoys views and access to the garden. Stairs with wooden hand rail and balustrade lead to the first floor and a glazed door opens to a Lobby with cupboard and door to;

Ground Floor Bathroom- Modern white suite comprising of a bath with shower attachment over, wc and wash hand basin. Clean and simple white tiled surrounds and window to the side.

First floor Landing- Exposed painted floorboards, painted latched doors to the Bedrooms and window to the rear.

Bedroom 1 - A generous double room with elevated far reaching views over The Paddock opposite. The bedroom features exposed painted floorboards, a sash window, pretty ornate fireplace and a fitted wardrobe.

Bedroom 2 - A comfortable bedroom featuring exposed painted floorboards and a glazed door opens to a former Roof Terrace. Views of the Castle.

Former Roof Terrace- Occupying the space above the ground floor lobby and bathroom and the rooms below have recently been re-roofed and the railings not yet re-instated but they are stored within the garden. Superb Castle Views.

Garden- A paved Courtyard style of garden with flower beds and enclosed by fenced boundaries. There is a useful garden store and a gate provides access to a shared brick built, presumed former wash room, providing further garden storage.





Location...

New Road is a seldom used non through road located in the heart of Lewes town centre. For the most part the street only has properties on one side of the road allowing for plenty of light to enter the property but also providing a far reaching view across The Paddock.

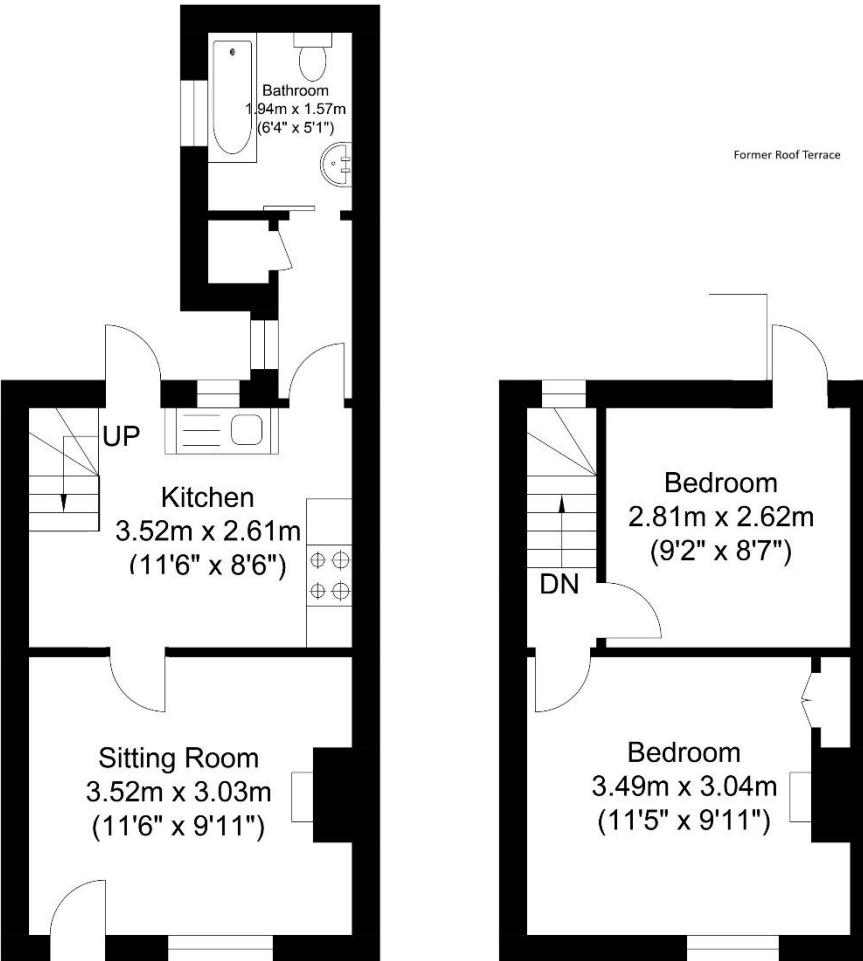
Scenic walks and access to the South Downs are only a short walk away, located at the end of the adjoining Paddock Road and DeMontfort Road.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot Cinema. The High Street is just a very pretty 5-minute walk away (Source Google Maps) passing through the Castle Barbican.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton and Gatwick. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is a 12 minute walk away (Source Google Maps)

Title- Freehold

Council tax Band - C
EPC Rating- D



Ground Floor
Approximate Floor Area
275.34 sq ft
(25.58 sq m)

First Floor
Approximate Floor Area
217.43 sq ft
(20.20 sq m)

Approximate Gross Internal Area = 45.78 sq m / 492.77 sq ft

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

call: **01273 407929**
email: ringmer@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