



£575,000 o.i.r.o

6 Segrave Close, Lewes, East Sussex, BN7 1DA

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## Overview...

A great opportunity to purchase this beautiful, Neo-Georgian three-bedroom house in the popular, much desired Wallands area of Lewes.

This home boasts a garage and a gorgeous multi-level garden with stunning views over the Sussex countryside.

Inside, the ground floor offers an open plan living and dining room with large bay windows offering lots of natural light and a gas fireplace. There's also a modern fitted kitchen with views and access to the rear garden and a ground floor cloakroom/W.C.

On the first floor you find three bedrooms, all with stunning views and a modern fitted shower room.

This property is located in Lewes Town and is within walking distance to the town centre, the South Downs National Park and public transport services with direct links to Brighton, London and Gatwick.

VIEWING RECOMMENDED



# The property...

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**ENTRANCE HALL-** Front door, stairs to first floor.

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin.

**OPEN PLAN SITTING/DINNING ROOM-**

**SITTING ROOM-** A good size measuring 14'4 x 13'10 with a large, front aspect bay window overlooking the front of the property and a gas, integrated fireplace

**DINING ROOM-** Space for large dining table with rear aspect double doors opening out to rear garden

**KITCHEN-** A modern fitted kitchen with flush fronted fitted wall and base units with complimenting worktops. 2 bowl stainless steel sink with mixer tap and rear aspect double glazed windows above with views of the rear garden. 4 ring gas hob with cooker hood above, integrated dishwasher and eye level oven. Space for fridge freezer and washing machine.

**FIRST FLOOR LANDING-** Doors to principal rooms

**BEDROOM-** A super double room with front aspect double glazed bay window with door to balcony with views over Sussex countryside, and built-in wardrobe.

**BEDROOM-** A good size double room with rear aspect double glazed window overlooking the rear garden, built in wardrobes.

**BEDROOM-** Built-in wardrobe and front aspect double glazed window, ideal for nursery or office





## *Property and Outside...*

**BATHROOM-** Fitted with a modern suite comprising of a walk-in shower with hand held head and waterfall head. Wash hand basin with mixer tap built into vanity units, comprising of cupboards and drawers, low-level W.C., tiled walls and flooring with mosaic border and obscured double-glazed windows.

### **OUTSIDE**

**FRONT GARDEN-** Paved stairs up to property with large area of laid to lawn.

**REAR GARDEN-** A deceptively generous garden extending over two levels with area of paved patio, flower beds and laid to lawn with shed and rear gated access, fence enclosed with back brick wall.

**PARKING-** To the front of the property, in front of the garage.





## Location...

**Segrave Close** is a quiet cul de sac situated off of King Henry's Road, a wide tree lined street situated in the much sought after Wallands area of Lewes.

The property has easy access to the town centre and also the South Downs National Park, making the area popular with families along with access to public parks and recreation fields. The area benefits from a local convenience shop at Leicester Road.

Lewes High Street is surprisingly close with just a 15 minute walk away via the picturesque Castle Grounds. The town offers many independent shops, restaurants, cafes and public houses, with the wider area offering The Pells outdoor swimming pool, leisure centre and The Depot cinema.

Lewes also boasts a mainline Railways Station with regular services to London, Brighton and Gatwick.

Highly regarded primary schools are also an easy walk, as are Priory secondary school, Sussex Downs College and Lewes Old Grammar School.

Tenure - Freehold

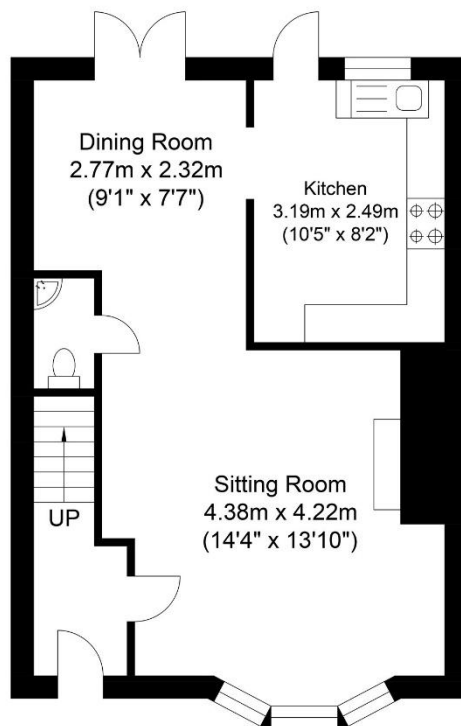
Gas central Heating

Double Glazing.

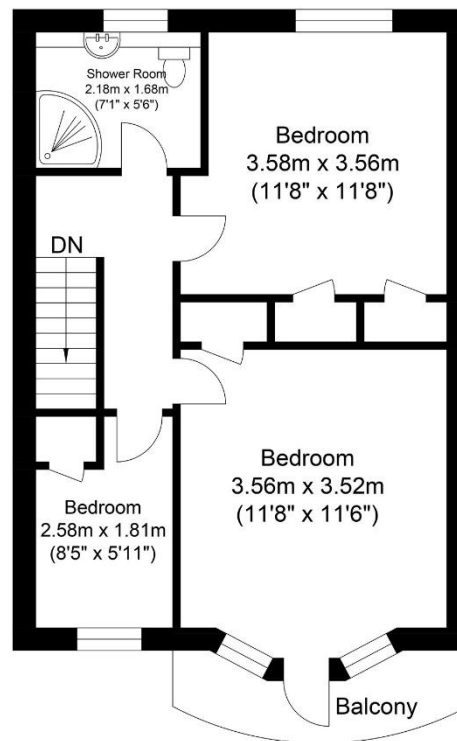
EPC Rating - C

Council Tax Band - E

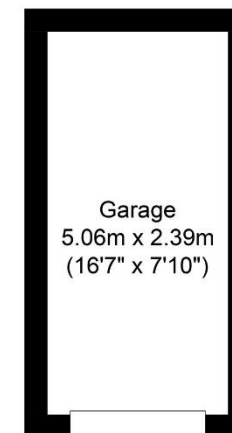
**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**



Ground Floor  
Approximate Floor Area  
466.72 sq ft  
(43.36 sq m)



First Floor  
Approximate Floor Area  
466.72 sq ft  
(43.36 sq m)



Garage  
Approximate Floor Area  
130.13 sq ft  
(12.09 sq m)



Approximate Gross Internal Area (Excluding Garage) = 86.72 sq m / 933.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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