



£450,000 - £475,000 guide price

45 Mill Road, Lewes, East Sussex, BN7 2RU

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Overview...

A great opportunity to purchase this beautifully presented two-bedroom home on the north-east side of Lewes, offering the perfect mix of rural peace and town convenience. With direct access onto the South Downs National Park and situated in the highly sought-after area of Malling.

This property is within walking distance of a highly regarded primary school and a slightly further walk are higher education facilities. With just a 22 minute-walk (Source Google Map) into the town centre, you can find an array of shops, cafes and restaurants.

Inside, you are greeted with a spacious, newly decorated front aspect living room and an open plan kitchen dining room, both with beautiful fireplaces. On the first floor are two bedrooms, both also featuring fireplaces, a modern fitted suite and newly installed boiler.

This property presents stunning views of the Sussex countryside and has a large garden wrapping around the property and a garage to the rear.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor

SITTING ROOM- A good size room with double glazed, front aspect bay window overlooking the front garden with chimney recess, side aspect window and built in cupboards

DINING ROOM- A generous size room with chimney recess and rear aspect double glazed window, and built in storage, doorway to-

KITCHEN- Side aspect composite door giving direct access to the garden. A modern fitted kitchen comprising flush fronted wall and base units with complimenting worktops. Stainless steel sink with mixer tap and double-glazed window above giving glorious views. Rear aspect double-glazed window, space for fridge freezer, stand-alone oven and washing machine.

FIRST FLOOR LANDING- Doors to principal rooms and hatch to loft

BEDROOM- A super double room with front aspect bay window overlooking the front of the property and further views of the South Downs, Built in wardrobes and chimney recess

BEDROOM- A good size double room with rear aspect double glazed window overlooking the rear garden and built in wardrobe

BATHROOM- Fitted with a modern white suite comprising a wooden effect, panel enclosed bath with shower over and mixer tap, tiled surround, wash hand basin set in vanity unit, low level W.C., side aspect double glazed window and airing cupboard





Outside...

FRONT GARDEN- Spacious front garden with laid to lawn, hedge enclosed, block paved pathway wrapping around the property with gated side access

REAR GARDEN- A deceptively generous garden extending around the property and to the rear where far reaching views can be seen. A blocked paved pathway runs along the side to the end of the garden to rear access to the garage. Fence enclosed

GARAGE- At the rear of the property, up and over door with rear pedestrian access through rear garden

PARKING- On street parking





Location...

Mill Road is a non through road located in the Northeast corner of Lewes which provides immediate access to the South Downs National Park.

The South Malling area boasts a local convenience shop, an M&S local, a community centre with coffee shop, The hall can be hired for events, and a recreation field. A regular bus service offering direct routes to the Town Centre, Brighton and Tunbridge Wells can be found at the end of the road.

Lewes is the county town of East Sussex and is just 9 miles away from the coastline. The Historic High Street is just a 22-minute walk away (source Google Maps), where you can also find an array of shops, restaurants, cafés and public houses. Lewes also boasts The Depot Cinema, a leisure centre and Mainline Railway Station with direct services to London, Gatwick, Brighton and Eastbourne. The history continues as Lewes benefits from the Castle, Priory Ruins and Anne of Cleves House, all of which can be explored.



Tenure - Freehold

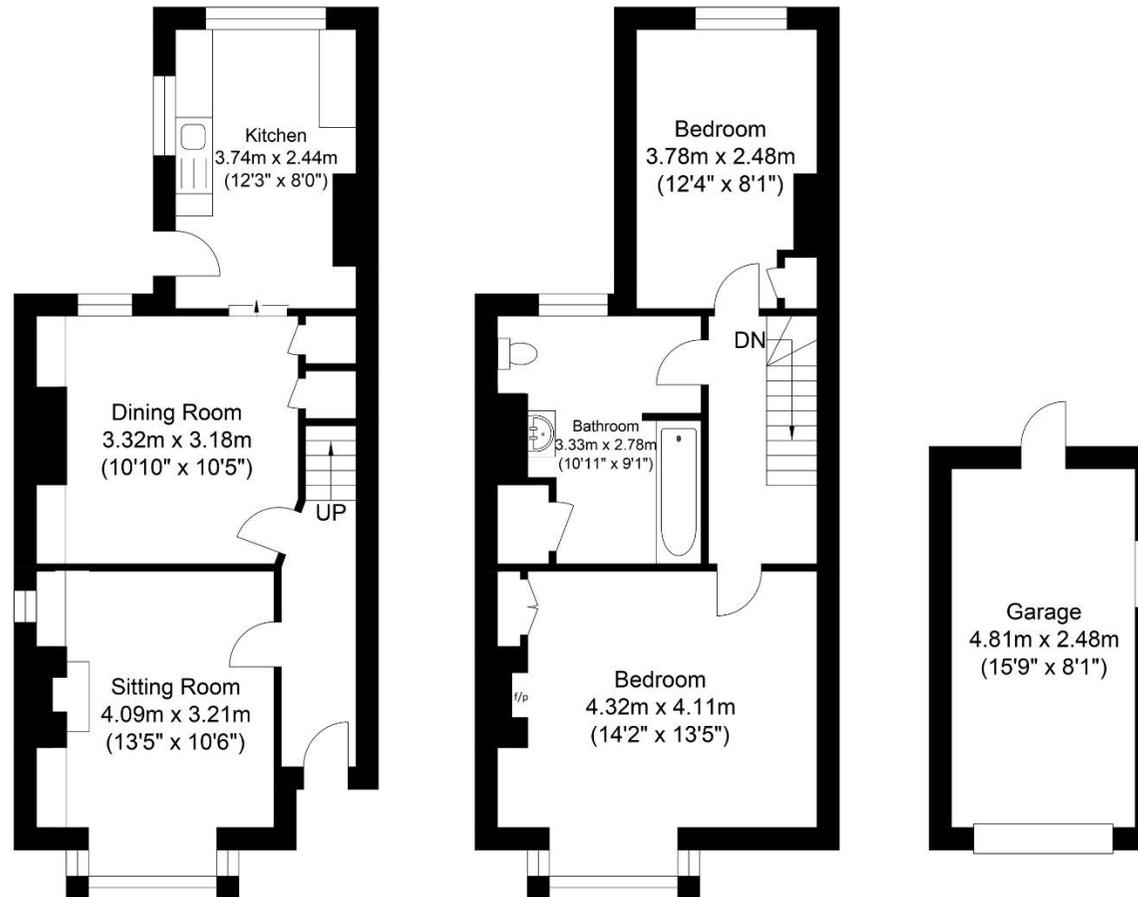
Gas central Heating

Double Glazing.

EPC Rating - D

Council Tax Band - D

VIEWING RECOMMENDED



Ground Floor
Approximate Floor Area
422.16 sq ft
(39.22 sq m)

First Floor
Approximate Floor Area
431.84 sq ft
(40.12 sq m)

Garage
Approximate Floor Area
128.41 sq ft
(11.93 sq m)

Approximate Gross Internal Area (Excluding Garage) = 79.34 sq m / 854.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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