



£675,000 o.i.r.o

49 South Way, Lewes, East Sussex, BN7 1LY

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McTAGGART**  
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## Overview...

This beautifully presented four-bedroom family home offers generous living space across two floors, complemented by impressive views over Lewes.

The property is located in the Nevill estate as is a highly sought after area of Lewes offering direct access to the South Downs National Park.

The ground floor features a welcoming entrance hall, a modern bathroom, and a bright living room with a large bay window and feature fireplace. At the heart of the home is the spacious open-plan kitchen and dining area, which benefits from abundant natural light and direct access to the rear garden via bifold doors. A practical utility room also sits on this level.

Upstairs, the property offers a selection of well-proportioned bedrooms, with the master bedroom boasting a large bay window and walk-in wardrobe. Other bedrooms exhibit gorgeous far-reaching views over Lewes.

Outside, the property hosts a versatile timber garden studio complete with power and lighting—ideal for home working or creative pursuits.





# The property...

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**ENTRANCE HALL-** Stairs to first floor with cupboards under the stairs

**GROUND FLOOR BATHROOM-** Walk-in shower with PVC marble effect panelled surround, glass enclosed with brass hand-held and waterfall shower heads. Built in cupboards, wash hand basin with brass mixer tap and vanity cupboard below, low-level W.C., brass effect heated towel rail and obscured window

**LIVING ROOM-** Large front aspect double glazed bay window allowing lots of natural light and overlooking the front of the property. Cast iron, feature fireplace with built in shelving either side

## OPEN PLAN DINING ROOM/KITCHEN

**DINING ROOM-** A generously sized space with varnished wooden flooring, large built in pantry cupboards, space for dining table with natural light flooding in from the double-glazed bifold doors providing direct access to rear garden, with further far-reaching views over Lewes

**KITCHEN-** A modern fitted kitchen comprising flushed base units, ceramic sink with brass mixer tap, tiled back splash surround and rear aspect double glazed window above with gorgeous far-reaching views. Built in double oven with 4 ring gas hob and chimney style cooker hood above. Space for dishwasher, double glazed door to rear garden

**UTILITY-** Side aspect double glazed window, range of shaker style wall units, space for washing machine, tumble dryer and fridge freezer

**FIRST FLOOR LANDING-** Hatch to loft and doors to principal rooms







## *Property and Outside...*

**BEDROOM-** Bright, airy room with lots of natural light from large front aspect bay window, chimney recess with built in shelving. Open to a great sized walk-in wardrobe with front aspect double-glazed window

**BEDROOM-** A spacious double room with rear aspect window with views over the rear garden and further over Lewes, built in wardrobe, laminate flooring

**BEDROOM-** A great size double room with front aspect double glazed windows and laminate flooring

**BEDROOM-** Rear aspect double glazed windows boasting beautiful far-reaching views.

**BATHROOM-** A modern fitted suite comprising a panel enclosed bath with mixer tap, tiled surround; obscured window, pedestal wash hand basin with mixer tap, low-level W.C. and chrome heated towel rail

**GARDEN STUDIO-** A generously sized timber construct with exposed paneled flooring, power and light, front aspect windows and double-glazed double doors







## Outside and Location...

**FRONT GARDEN-** Blocked paved pathway to front door; raised area with a range of plants and trees brick enclosed. A block paved driveway providing off street parking

**REAR GARDEN-** Three level garden with wooden steps out of the property to a paved patio area with far reaching views and private gated access. The second level has a shed and establishments of plants. The third level houses the studio outbuilding, with paved steps to building, laid to lawn, fence enclosed and bordered with an established range of plants, trees and shrubs.

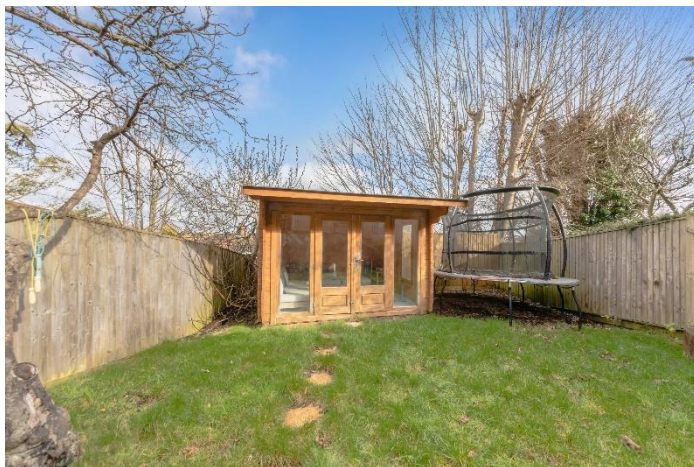
**South Way** is located in the Nevill estate and is highly sort after area offering direct access to the South Downs National Park.

Within walking distance of highly regarding primary school and slightly further are higher education facilities. The High Street is just a 15-minute walk (source Google Maps) where you can find a selection of shops, cafes, restaurants and public houses.

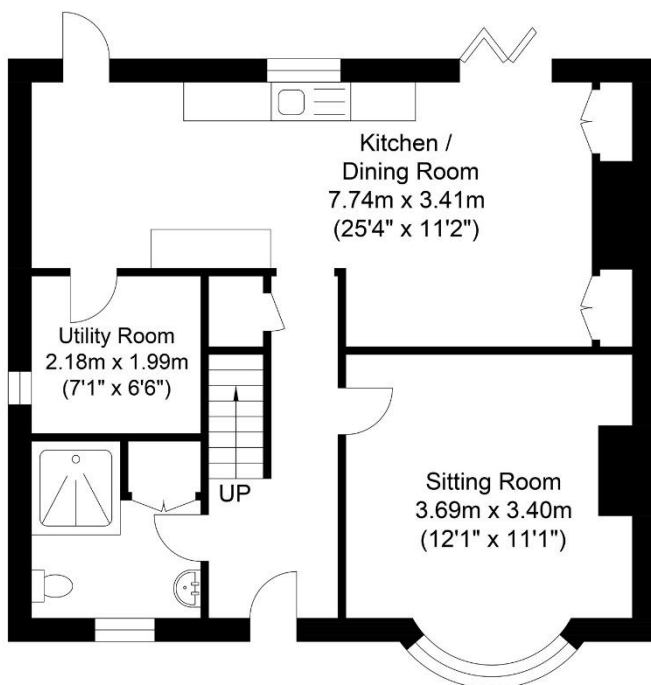
Lewes has many direct connections with regular buses to Brighton and Tunbridge Wells and the mainline Railway station providing direct routes to Eastbourne, Gatwick and London.

Lewes prides itself with its array of sports clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming. There is also the Pells outdoor swimming pool and Depot Cinema to fulfil every need.

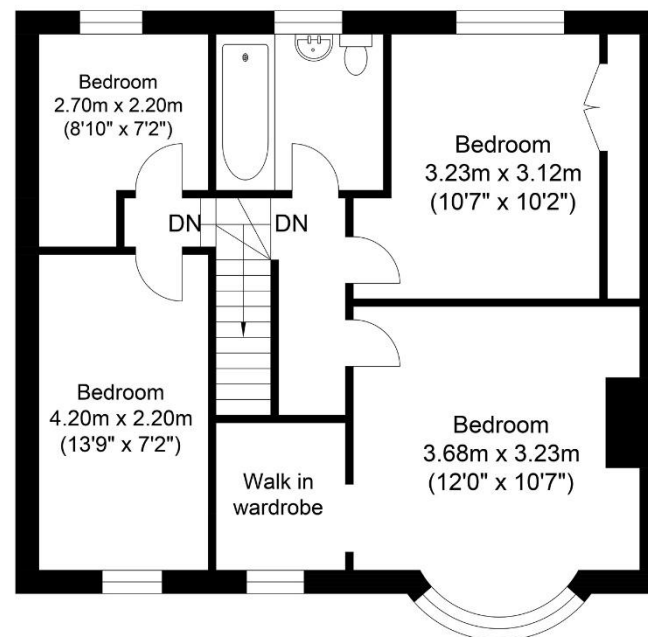
Tenure - Freehold  
Gas Central Heating  
Double Glazing.  
EPC Rating - TBC  
Council Tax Band - E







Ground Floor  
Approximate Floor Area  
585.12 sq ft  
(54.36 sq m)



First Floor  
Approximate Floor Area  
585.12 sq ft  
(54.36 sq m)

Approximate Gross Internal Area = 108.72 sq m / 1170.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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