



£400,000 offers in excess of
32 Evelyn Road, Lewes East Sussex, BN7 2ST

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented 3 double bedroom home situated in the heart of the popular Landport area of Lewes. With a large, two storey extension, it creates the perfect family home with spacious accommodation and bright, comfortable living.

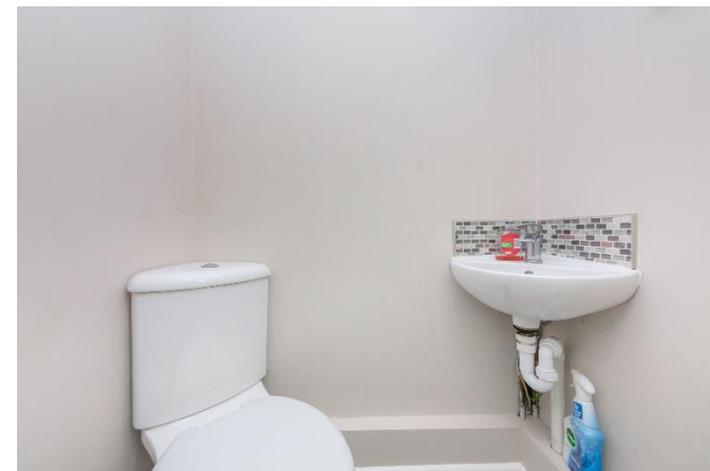
With easy access to scenic countryside walks along the river and through to Hamsey and Offham. It is also walkable to Lewes town centre, local primary school and recreation grounds.

This property boasts a spacious, dual aspect living room, a sizeable open plan kitchen dining room, access to the rear garden and a ground floor cloakroom.

Upstairs are three double bedrooms, varying in size with a modern fitted family bathroom.

There is a generously sized rear garden, along with a spacious front garden with driveway providing ample off-street parking.

VIEWING RECOMMENDED



The property...

ENCLOSED PORCH- Composite front door to cloakroom space. Door to entrance hall with stairs to first floor and door to-

SITTING ROOM- A great size room measuring 19'5ft x 12'9ft with an expansive front aspect double glazed window flooding the room with natural light. Double glazed French doors opening out directly to the rear garden

DINING ROOM- A spacious room with a large front aspect double-glazed window, laminate flooring and space for large dining table, panelled feature fireplace recess. Opens into-

KITCHEN- A bright space with flush fronted wall and base units with contrasted granite effect roll edge worktops, 1.5 bowl stainless steel sink with mixer tap, tiled surround and rear aspect double glazed window above, overlooking the rear garden. Integrated eye level double oven. Space for dishwasher, fridge freezer, washing machine and tumble dryer.

CLOAKROOM W.C.- Wash hand basin with mixer tap and tiled splashback and low-level W.C.

Rear doors to dining room and sitting room with double glazed door providing access to the rear garden

FIRST FLOOR LANDING- Long landing with doors to principal rooms

BEDROOM- A brilliant double room measuring 16'9ft x 13ft with a large front aspect double glazed window and hatch to loft. There is also potential for an en suite with the plumbing already in place

BEDROOM- A great size double bedroom with front aspect double-glazed window





Property and Outside...

BEDROOM- A good size double room with rear aspect double-glazed window overlooking the rear garden

BATHROOM- A modern fitted suite comprising a panel enclosed bath with stainless steel handles, shower above and tiled surround. Pedestal hand wash basin and wc

OUTSIDE

FRONT GARDEN- Large areas of laid to lawn with plants and trees and blocked paved steps to front door

REAR GARDEN- Comprising a large block paved patio at the rear of the property with a raised area of decking and a range of plants and shrubs, fence enclosed. Wrapping around the property is laid with astroturf leading to gated side access and a shed.

PARKING- Sizeable tarmac driveway providing ample off-street parking





Location...

Evelyn Road is located at the middle of the Landport estate and is surprisingly close to the town centre being just a 23-minute walk away (source Google Maps).

The Landport area of Lewes, boasts easy access to the local countryside and woods. From here a farm track leads to the neighbouring villages of Offham and Hamsey, and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Lewes is the county town of East Sussex and the 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

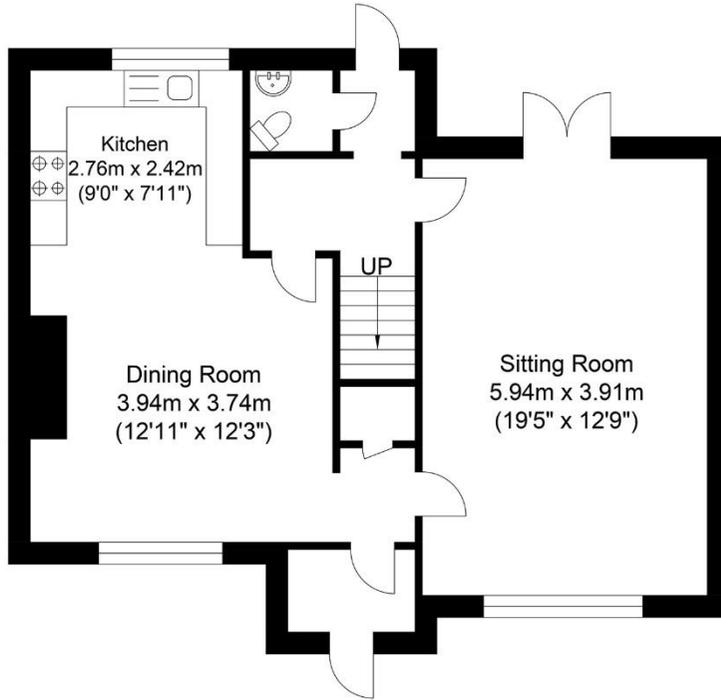
Gas central Heating

Double Glazing.

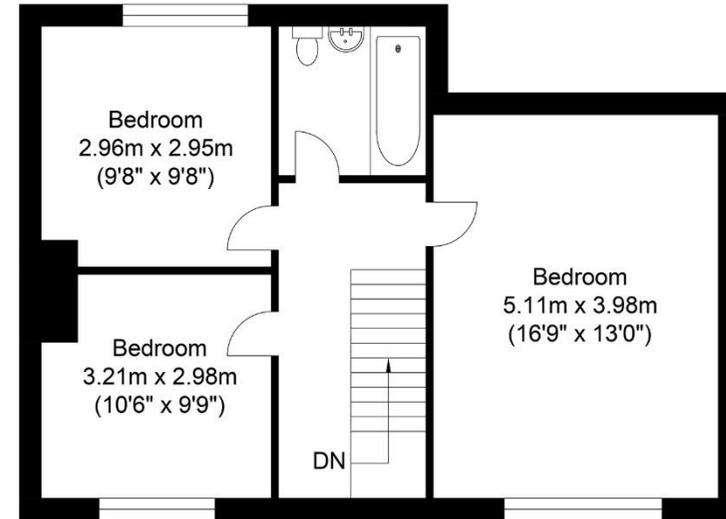
EPC Rating - TBC

Council Tax Band - B

Viewing recommended



Ground Floor
Approximate Floor Area
644.0 sq ft
(59.83 sq m)



First Floor
Approximate Floor Area
589.86 sq ft
(54.80 sq m)



Approximate Gross Internal Area = 114.63 sq m / 1233.86 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