



£1,000,000 offers in excess of  
Wayside, Malling Hill, Lewes, East Sussex, BN7 2RR

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## Overview...

A fantastic opportunity to purchase this wonderful 5 Bedroom, 2 Bathroom, 1 Shower Room, Detached home boasting an elevated position with panoramic South Facing Views which extend across the Lewes townscape, Castle and South Downs National Park.

The 2,200 sq ft home which can date its origins to 1909 is full of charm and character featuring ornate fireplaces, exposed floorboards and picture rails. The property is surprisingly close to the High Street which is just a 14-minute walk away (source Google Maps)

The accommodation is both flexible and adaptable being arranged over three floors with nearly all rooms taking full advantage of the Southerly aspect.

Outside the property benefits from an enviable garden which has been lovingly created over the years by the current owners. Primarily South and West facing the garden caters for most tastes with areas of lawn, well stocked flowerbeds and a particularly delightful terrace.

Parking is accommodated at the end of the garden and provides off street parking for several vehicles in addition to the garage. Privacy is afforded by a high flint wall.



## The property...

**ENTRANCE HALL-** An impressive entrance hall with stairs with wooden handrail and balustrade leading up to the first floor and down to the garden floor. Pretty and ornate front door with leaded light, stained glass windows to either side. Panelled doors to principal rooms. Vaulted ceiling with roof window.

**BEDROOM-** A generous double bedroom benefitting from dual aspect windows and splendid far reaching views of the townscape, Castle and South Downs. The bedroom boasts an ornate fireplace, picture rails and fitted wardrobe with panelled doors.

**BEDROOM-** Another generously sized double bedroom enjoying far-reaching views of the townscape, Castle and South Downs. The bedroom boasts an ornate fireplace, picture rails and an airing cupboard with panelled doors.

**SITTING ROOM-** Measuring a generous 17'9 the reception room takes full advantage of the Southerly aspect and those splendid views. The Sitting Room further benefits from an impressive fireplace with decorative mantel and surround. Picture rail and exposed floorboards.

**BATHROOM-** A modern suite comprising a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. The bathroom features white tiled walls with a patterned border and exposed floorboards.

**FIRST FLOOR-** Stairs lead up from the ground floor to;

**OFFICE-** A wonderfully light and bright room with roof window to the front and magnificent far reaching views to the rear overlooking the town, Castle and South Downs. The triple aspect room further features underfloor heating, and a glazed door that leads onto a Roof Terrace. Door to;

**BEDROOM** - A comfortable double room with panoramic views. The triple aspect room features a cathedral window to the rear, making the most of the views, and roof windows to the front and side. Fitted cupboards, eaves storage, underfloor heating and door to;



## The property...

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**ENSUITE SHOWER ROOM-** A modern suite comprising a shower enclosure with glass door, wc and wash hand basin set into a vanity unit. Complemented by soft grey tiled walls, and boasting underfloor heating. Roof window to the rear.

**GARDEN FLOOR INTERNAL HALL-** Panelled doors to principal rooms, stairs lead up to the ground floor.

**KITCHEN/BREAKFAST ROOM-** A bespoke made, solid wood kitchen comprising a range of wall and base units featuring cupboards and drawers. Wooden worksurfaces and a patterned tiled splashback. The dual aspect kitchen enjoys views over the garden to the South and East and opens to a delightful terrace outside.

**RECEPTION ROOM-** A wonderfully light and bright reception room making the most of the Southerly views over the townscape and South Downs. Boasting an ornate fireplace with timber mantel and surround, picture rails, exposed floorboards and traditional style radiators. Double doors open to the garden and double doors open to;

**CONSERVATORY-** A beautiful room with white painted timber framed double glazed windows and doors enjoying beautiful far reaching views over the garden and onto the South Downs. Vaulted, double glazed ceiling with roof window, double doors to garden and roof window. Exposed floorboards.

**BEDROOM-** A generously sized double bedroom with views over the garden and South Downs. The bedroom features traditional style radiators and picture rails.

**BEDROOM-** A comfortable, single bedroom featuring a fitted bed with bespoke cabinetry and fitted wardrobe. Window to side aspect. Picture rail.

**BATHROOM-** A modern suite comprising a bath with hand held shower attachment, wc and wash hand basin, pretty tiled surrounds finished in a timeless white, exposed floorboards and window to the side.





## Outside...

**ROOF TERRACE-** Accessed via the first floor Office and boasting impressive far reaching panoramic view.

**REAR GARDEN-** A magnificent garden which has been lovingly created over the years by the current owners, measuring  $\frac{1}{4}$  acres TBV. Primarily South and West facing the garden caters for most needs with areas of lawn, a kitchen garden, well stocked flowerbeds, specimen trees and shrubs and a delightful terrace adjacent to the Kitchen and Orangery. A wisteria has been planted and trained over a pergola above a section to the brick laid terrace and provides a wonderful spot to dine and enjoy the views. A flint wall helps trap the heat in fairer weather and a gate opens to Malling Hill. Amongst the terrace there is a garden shed and also a potting shed with a path leading to;

**GARAGE-** Accessible via Hill Street and featuring a modern roller style door, pedestrian door to garden.

**PARKING-** Accessible via Spences Lane and providing multiple parking spaces on a pretty gravel drive.

**PLANNING PERMISSION-** Historically planning permission has been previously granted to develop two detached dwellings within the confines of the gardens.





## *Location...*

**Wayside** occupies an elevated position on the peripheries of the South Malling Area of Lewes, accessible by both Spences Lane and Malling Hill.

South Malling Primary School is within striking distance and Lewes also offers a Secondary School, Tertiary College and is home to Lewes Old Grammar School.

Scenic walks across the South Downs National Park are a short walk away via Mill Road and also Wheatsheaf Gardens and a pleasant walk along the old railway line at Malling Brooks is also easily accessible. The High Street is just a 14 minute walk away (source google maps)

Lewes boasts a Mainline Railway Station with direct services to London, Brighton and Gatwick. The historic High Street caters for an array of shops, public houses and restaurants and is home to The Depot Cinema

Gas Central Heating

Title - Freehold

EPC Rating - E

Council Tax Band - E





## *Enquiries...*

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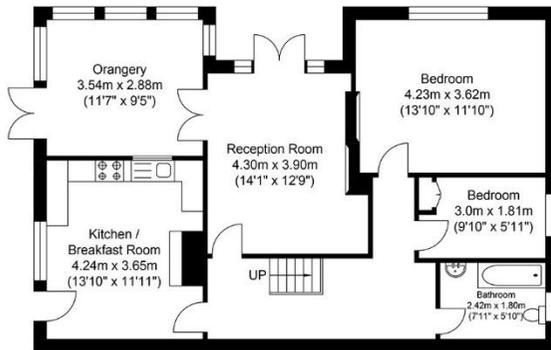
**For an appointment to view or any further enquiries, please contact our Lewes office on-**

**01273 407929 or**

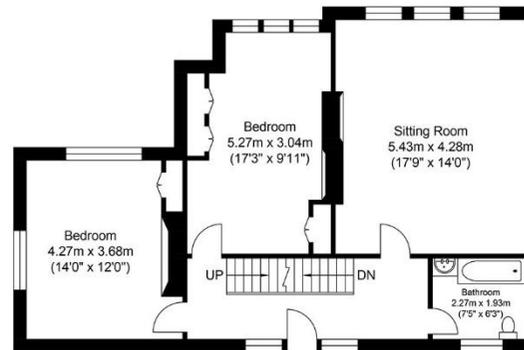
**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**



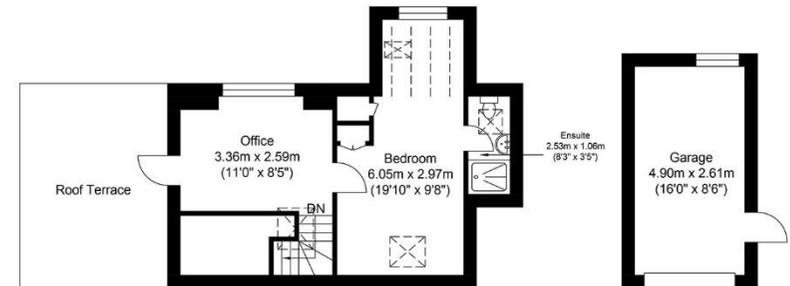
Not to Scale



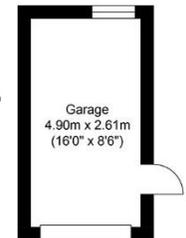
Garden Floor  
Approximate Floor Area  
903.95 sq ft  
(83.98 sq m)



Ground Floor  
Approximate Floor Area  
796.95 sq ft  
(74.04 sq m)



First Floor  
Approximate Floor Area  
367.47 sq ft  
(34.14 sq m)



Garage  
Approximate Floor Area  
137.67 sq ft  
(12.79 sq m)



Approximate Gross Internal Area (Including Garage) = 204.95 sq m / 2206.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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