



£1,200,000 freehold

52 Grange Road, Lewes, East Sussex, BN7 1TU

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## Overview...

A fantastic opportunity to purchase a rarely available semi-detached home in the popular and desirable historic Southover Area of Lewes.

The 2,200 sq ft, 4 Double Bedroom home boasts what is considered to be a generously sized, lawned garden when considering the town centre location, and many character features including fireplaces, exposed floorboards, sash windows and ceiling cornices.

The elevated position is set above passers by and allows for splendid Southerly light and far reaching views over the historic townscape and South Downs.

The property boasts a high quality, bespoke made Kitchen with vaulted ceiling, the kitchen opens to the dual aspect Dining Area with ornate fireplace and door to the garden. There is a wonderful Sitting Room with high ceiling, and impressive bay window with far reaching views, the Reception Room opens onto a Snug with sash window and exposed floorboards.

Upstairs to the first floor there are three Double Bedrooms and a modern, contemporary Bathroom. The principal bedroom boasting bespoke made solid wood wardrobes and splendid views. The top floor is generously given as a 21ft dual aspect Bedroom with Modern EnSuite Bathroom.



## The property...

**ENTRANCE HALL-** Timber front door opens to a grand Entrance Hall which boasts plenty of original features such as ceiling cornices, panelled doors to principal rooms and a beautiful staircase with painted balustrade and wood panelling.

**SITTING ROOM-** A generously sized reception room boasting high ceilings with an impressive bay window comprising of three almost floor to ceiling sash windows overlooking the front garden with glimpses of the church spire in the distance. The room further benefits from exposed floorboards, intricate ceiling cornice and ceiling rose and a pretty fireplace with timber mantel and surround. Full width opening to;

**SNUG-** Sash window to the side with views over garden, exposed floor boards and bespoke made cabinetry.

**KITCHEN DINING ROOM-** An L shaped kitchen dining room benefiting from dual aspect natural light and door to the garden.

**DINING AREA-** A generously sized dining room featuring exposed floorboards and an ornate fireplace with decorative tiled surround and tiled hearth and fitted cupboards to the chimney recess. The reception room boasts dual aspect light with sash windows to the side and a glazed door to the rear garden. full width opening to;

**KITCHEN-** A high quality bespoke made solid wood kitchen by local cabinet maker Steve Whitehorn Design. The kitchen offers an excellent range of cupboards, drawers and shelves, which are complimented by stone worksurfaces. The kitchen features a vaulted ceiling with roof window and a further window enjoys views of the garden.

**FIRST FLOOR LANDING-** White painted panelled doors to principal rooms. Stairs with painted balustrade continue to second floor.



## The property...

**BEDROOM 1-** A magnificent bedroom boasting high ceilings and an impressive bay window which comprises of three almost floor to ceiling sash windows which make the most of the far reaching Southerly facing views across the Lewes Townscape and onto the church spire and South Downs in the distance. The bedroom features a pretty fireplace with marble surround, exposed floor boards and bespoke made solid wood wardrobes to one wall.

**BEDROOM 3-** A double bedroom featuring exposed floorboards, an ornate fireplace, sash window to the side and fitted wardrobes to chimney recess.

**BEDROOM 4-** A comfortable double bedroom with elevated views over the rear garden, fitted wardrobes, feature fireplace and exposed floorboards.

**BATHROOM-** A contemporary modern bathroom with suite comprising of a bath with shower over, wc and wash hand basin set into a vanity unit. The bathroom features soft grey tiled walls which are complimented by a darker shade of grey for the floor. Sash window to the rear.

**SECOND FLOOR LANDING-** Obscure glazed door to;

**BEDROOM 2-** Measuring an extremely generous 21ft x 18 the Bedroom suite occupies the entirety of the top floor and was likely to have been two bedrooms originally. The Bedroom boasts dual aspect light with roof windows to the front and a pair of sash windows to the side. Magnificent far reaching views which extend over the historic townscape and onto the South Downs. Eaves storage cupboards. Double doors open to;

**EnSUITE BATHROOM-** A generously sized ensuite with soft grey tiled walls complimented by a darker grey tiled floor. The modern bathroom suite comprises of a bath with hand held shower attachment, wc and wash hand basin set into a vanity unit. Window to the rear. Walk in cupboard with window to the side.





## Outside...

**FRONT GARDEN-** A perfectly usable front garden which is elevated above passers by and makes the most of the Southerly Aspect. The garden has been landscaped to create a terrace for sitting and enjoying the far reaching view, nestled amongst established plants and shrubs for colour and interest.

**REAR GARDEN-** The garden is considered to be of a generous size for the town centre location. The garden is elevated making the most of the available sun. Mostly laid to lawn but with two paved terraces ideal for dining, there are well stocked flowerbeds complete with plants and shrubs and young trees. The garden is enclosed by an attractive high level flint wall.





## Location...

**Grange Road** is situated in the heart of historic Lewes town centre in the residential suburb of Southover. The area boasts some of the most historical properties to be found in Lewes including the Anne of Cleves property.

Equally found dotted amongst these Victorian, Georgian and Tudor homes we find some of Lewes' best examples of modern architecture.

Southover is home to the beautiful Grange Gardens, Priory Ruins and The South Downs National Park can be found to the western boundary.

Lewes Mainline Railway Station which provides direct routes to London, Brighton and Gatwick, and the Historic High Street are both just a short walk from the property as is the Southdowns Sports Club.

The area is served by popular well reputed state schools catering for all ages. Lewes Old Grammar School is also within easy walking distance.

Gas Central Heating

EPC Rating - D

Council Tax Band - F





## *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)**



Approximate Gross Internal Area = 203.42 sq m / 2189.59 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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