



£1,200,000 offers in excess of  
21 Prince Edwards Road, Lewes, East Sussex, BN7 1BL

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## Overview...

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A fantastic opportunity to purchase this wonderful 4/5 Bedroom Detached property in the desirable and sought after Wallands area of Lewes.

The 2,350 sq ft home offers both flexible and adaptable accommodation and boasts a wealth of charm and character, featuring gorgeous herringbone parquet floors, fireplaces and exposed floorboards to be found throughout the property.

The property provides 4/5 Double Bedrooms, 2 Bathrooms, a superb Kitchen Day Room, Sitting Room, Further Reception Room/Bedroom 5, Utility Room and a decorated Loft Room.

Outside there is a wonderful garden which wraps around the property to three sides, the garden occupies a corner plot enclosed by a fenced boundary accommodated by a mature hedgerow and feels private. There is ample off street parking which is approached via Gundreda Road.

Viewings Highly Recommended.



## The property...

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**ENTRANCE HALL-** An impressive entrance hall with a gorgeous herringbone, parquet floor, white painted doors to principal rooms and picture rails. Stairs with wooden handrail and painted balustrade lead to the first floor.

**SITTING ROOM-** Featuring exposed floorboards and picture rail with a pretty fireplace with timber mantel and surround and fire with decorative tiles inset. The reception room enjoys views over the private front garden.

**KITCHEN DAY ROOM-** A high quality kitchen finished in an oak wood design and complimented by black granite worksurfaces. The kitchen comprises of a generous range of cupboards and drawers and features integral appliances. The Kitchen further benefits from an ornate fireplace and is open plan to a more than generous reception area. The reception area offers space for Dining and a Lounge. The triple aspect room features double doors with floor to ceiling windows either side which provide access to the outside.

**FURTHER RECEPTION ROOM/GROUND FLOOR BEDROOM-** A generous dual aspect room with glazed door onto the garden. The room boasts a gorgeous herringbone parquet floor, picture rail and a fireplace with timber mantel and surround.

**UTILITY ROOM-** A useful additional to any home, the Utility Room benefits from bespoke made cabinets comprising of cupboards and drawers. Space for appliances and door to the outside. Exposed floorboards.

**INTERNAL HALLWAY-** White painted doors to Ground Floor Bedrooms and Bathroom.

**BATHROOM-** Modern bathroom suite comprising of a bath with handheld shower attachment, a separate shower enclosure with sliding doors, wc and wash hand basin. mosaic tiled walls at half level, tiled floor, heated towel rail and window to the side.



## *The property...*

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**GROUND FLOOR BEDROOM-** A generously sized double bedroom benefiting from dual aspect light and views over the garden.

**GROUND FLOOR BEDROOM-** Another generously sized double bedroom with views over the garden. Roof window.

**FIRST FLOOR LANDING-** White painted handrail and balustrade over stairs. White painted doors to principal rooms, window to the rear.

**BEDROOM-** A further generously sized double bedroom with elevated views over the garden. Fitted wardrobe with sliding doors. Eaves storage cupboards.

**BEDROOM-** Another double bedroom with window to the side and eaves storage cupboards. Door to;

**LOFT ROOM-** A decorated loft room with light and roof window.

**SHOWER ROOM-** White suite comprising of a shower enclosure, wc and wash hand basin, white tiled surrounds. Window and heated towel rail.





## *Outside...*

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**WRAP AROUND GARDEN** - Occupying a corner plot the property boasts an extensive garden which wraps around the property to three sides. Enclosed by a fence accompanied by a mature and established hedgerow to three sides. The garden feels private and being mostly South facing is able to follow the sun throughout the day. Mostly laid to lawn with a mature tree adorned with a fun, treehouse style of platform.

**DRIVEWAY** - Approached via double gates on Gundreda Road the brick paved drive offers off street parking for several vehicles. Raised flower bed to the boundary and pathway leads to front door and garden.



Title - Freehold

Double Glazing - Gas Central Heating

EPC - D

Council Tax Band - F

## *Location...*

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**Prince Edwards Road** is a rarely available but highly desirable street located in the heart of the Wallands area of Lewes. The wide tree-lined road typically comprises of traditional Edwardian Detached and Semi-Detached homes. The property is in a private position and within easy access to Baxters Field, a public accessible green space and recreation field.

The popular location is just a 13 minute walk (Source Google Maps) to the High Street where we find an array of shops, restaurants, public houses and cafes. Lewes is home to The Depot Cinema and also benefits from a leisure centre with indoor pool and The Pells open air swimming pool.

Lewes Mainline Railway Station is within walking distance being just a 19 minute walk away (Source Google Maps) and offers direct services to London, Gatwick and Brighton.

Lewes benefits from many well referred schools catering for all ages including state, secondary and primary schools as well as Lewes Old Grammar School.





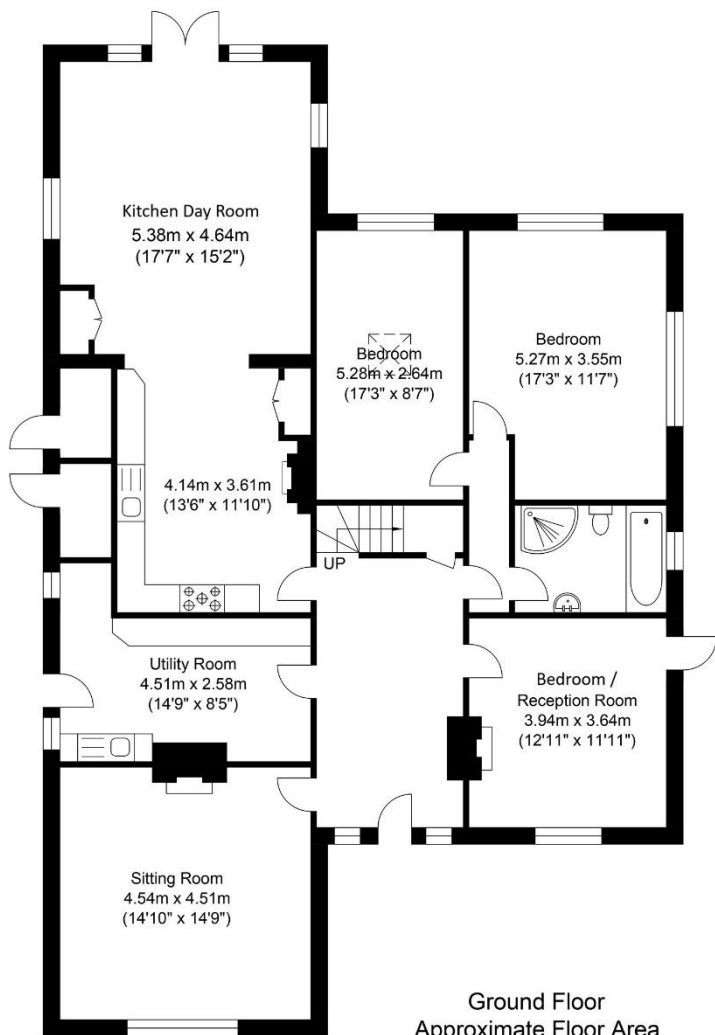
## *Enquiries...*

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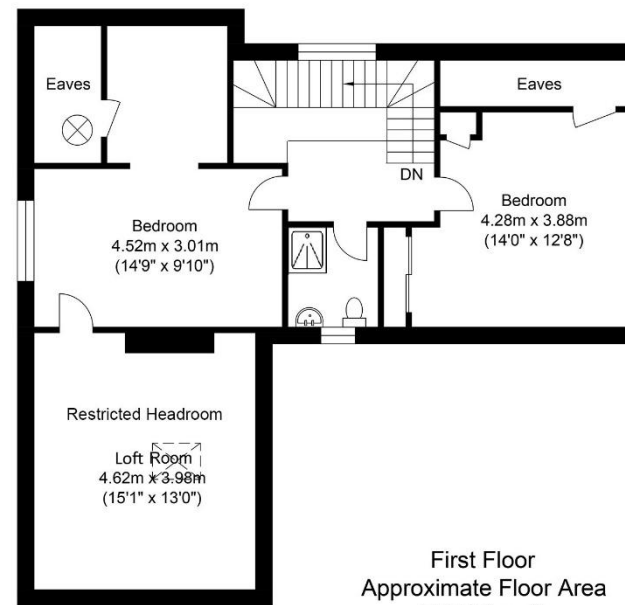
**For an appointment to view or any further enquiries, please contact our Lewes office on-**

**01273 407929 or**

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



Ground Floor  
 Approximate Floor Area  
 1574.43 sq ft  
 (146.27 sq m)



First Floor  
 Approximate Floor Area  
 777.04 sq ft  
 (72.19 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 218.46 sq m / 2351.48 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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