



£450,000 guide price

26 Lee Road, Lewes, East Sussex, BN7 2SF

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this well presented 4 Bedroom, 2 Bathroom family home in the popular Landport area of Lewes.

The property is surprisingly close to the High Street at just a 16 minute walk away (source Google Maps)

Boasting a Southerly Facing rear garden and Off Street Parking, the property features a Sitting Room with fireplace, Kitchen, Family Bathroom and 4 Bedrooms, the principal of which features a gorgeous on ensuite shower room and far reaching views of the South Downs

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor, wood panelled doors to principal rooms.

GROUND FLOOR BATHROOM- White suite comprising of a bath with shower over and glass screen door, wc and wash hand basin. Tiled surrounds, frosted window to the front.

SITTING ROOM- A generously sized reception room enjoying views over the Southerly Facing rear garden. The Sitting features a fireplace with timber mantel, door to Kitchen and a wood panelled door opens to;

REAR LOBBY- Understairs storage, door to garden.

KITCHEN- Fitted kitchen finished in a beech wood design and comprising of cupboards and drawers with a tiled splashback. Space for appliances. Views to the front. Door to Sitting Room.

FIRST FLOOR LANDING- Window to the rear with views over the garden. Wooden panelled doors to principal rooms, stairs with painted handrail and balustrade lead to the second floor.

BEDROOM 2- A generously sized double bedroom with built in storage and views which extend to the South Downs.

BEDROOM 3- A good size double room with rear aspect double glazed window overlooking the rear garden.

BEDROOM 4- A comfortable bedroom with views to the front that extend to the South Downs. Picture rail.

SECOND FLOOR LANDING- Study Area with window to the rear. White painted handrail and balustrade over stairs, wood panelled door to;

BEDROOM 1- A wonderful dual aspect double bedroom with far reaching views of the South Downs. Built in storage. Wood panelled door to;





Property and Outside...

EnSUITE- A gorgeous modern shower room with generously sized shower enclosure with sliding glass door, wc and wash hand basin. Modern tiled surrounds. Roof window to the front, heated towel rail.

REAR GARDEN- A generously sized rear garden of a desirable Southerly Aspect. The garden is mostly laid to lawn with a paved terrace with areas of slate shingle. Brick built garden shed. Passageway providing access to the front of the property.

DRIVEWAY- Providing off street parking for two cars to the front.
An EV charger to the right of the property.





Location...

Lee Road is located towards the Eastern side of the Landport estate making the journey into town that little bit shorter at just a 16-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.



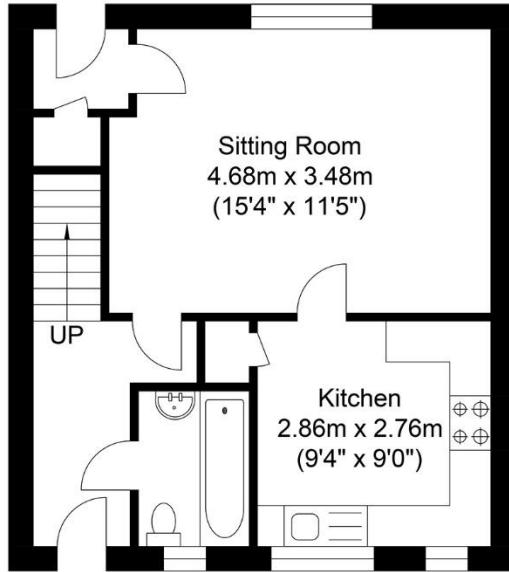
Tenure - Freehold

Gas Central Heating - Double Glazing

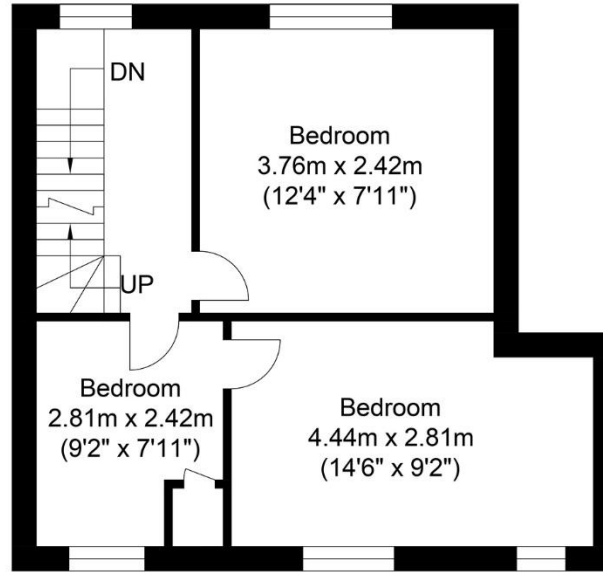
EPC Rating - C

Council Tax Band - B

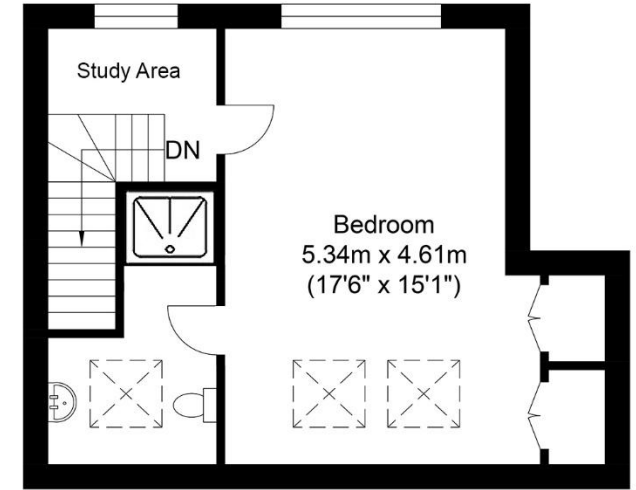
Access to Full Fibre Broadband



Ground Floor
Approximate Floor Area
382.76 sq ft
(35.56 sq m)



First Floor
Approximate Floor Area
413.22 sq ft
(38.39 sq m)



Second Floor
Approximate Floor Area
352.84 sq ft
(32.78 sq m)



Approximate Gross Internal Area = 106.73 sq m / 1148.83 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