



£650,000 guide price

22 Fitzjohns Road, Lewes, East Sussex, BN7 1PS

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## Overview...

We are extremely pleased to market this beautiful three-bedroom family home situated in the highly desired Wallands area of Lewes, close to the South Downs National Park and local primary school.

The particularly well presented home offers flexible and versatile accommodation and potential to further develop if desired, stpp.

Inside the property you're presented with a generous front aspect sitting room, a spacious dining room with direct access to the rear garden, a fitted kitchen and conservatory. There's also an integrated garage with up and over door.

Upstairs are three bedrooms, varying in sizes and a fitted bathroom. Outside, the property boasts a garden with patio area and generous lawn with a variety of trees and plants.

The property boasts a driveway providing off street parking and a beautifully maintained front garden filled with a range of flowers and raised beds.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE-** Covered porch to a composite front door, this opens to a bright hall with stairs to first floor and doors to principal rooms

**SITTING ROOM-** A great size room with double glazed bay window overlooking the front garden, flooding the room with natural light and stone feature fireplace with surround and slate hearth.

**DINING ROOM-** A wonderfully light space from the glass sliding doors providing direct access to the rear garden, built in shelving

**KITCHEN-** A fitted kitchen comprising wooden shaker style fitted wall and base units, one and half bowl sink with mixer tap and double glazed, rear aspect window above looking into the rear garden. 4 ring gas hob with integrated oven below and cooker hood above, space for dishwasher and fridge freezer

**FIRST FLOOR LANDING-** Side aspect double glazed window and doors to principal rooms

**BEDROOM-** A super double room with front aspect double glazed bay window overlooking the front of the property, built-in wardrobes

**BEDROOM-** A good size double room with rear aspect double glazed window overlooking the rear garden and further views over the South Downs, built in wardrobes and airing cupboard

**BEDROOM-** A single bedroom with a front aspect double glazed window

**BATHROOM-** Fitted with a panel enclosed bath with shower above, tiled surround and glass screen, wash hand basin with mixer tap and set in vanity units below, obscured window. White low-level wc separately with an obscured window





## *Outside...*

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**FRONT GARDEN-** A generous area of laid to lawn with purpose-built flower beds and a range of well-maintained trees and plants. A block paved driveway allows off street parking and leads to a-

**GARAGE-** Up and over door with space for small vehicle or great for storage, with a side aspect window

**CONSERVATORY-** Dual aspect space with power and light, doors with access to the rear garden and tiled flooring

**REAR GARDEN-** A deceptively generous garden with paved patio at the rear of the property, further a larger area of laid to lawn bordered with pretty trees, hedges and established plants. An ideal space for keen gardeners with space and capacity for alfresco dining and relaxed outdoor living.

**PARKING-** To the front of the property.

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**





## Location...

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**Fitzjohns Road** is a popular road in the highly desirable Wallands area of Lewes. The property occupies an elevated position overlooking the South Downs National Park behind the nearby Nevill area with local convenience shop and recreation field with children's playground.

The entrance to the South Downs National Park can be found a short walk away at the end of the road, via Gundreda Road and Hill Road and the High Street is just an 15-minute walk (source Google Maps).

Lewes High Street offers many individual shops, restaurants and public houses, together with local outdoor swimming pool, leisure centre and the Depot Cinema which offers local food and drink 7 days a week.

Lewes mainline Railway station offers regular direct services to London, Brighton and Gatwick.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is proud to host many sports clubs including football, rugby, tennis, golf, bowls, cricket, stoolball, cycle and athletics to name a few.

Tenure - Freehold

Gas central Heating

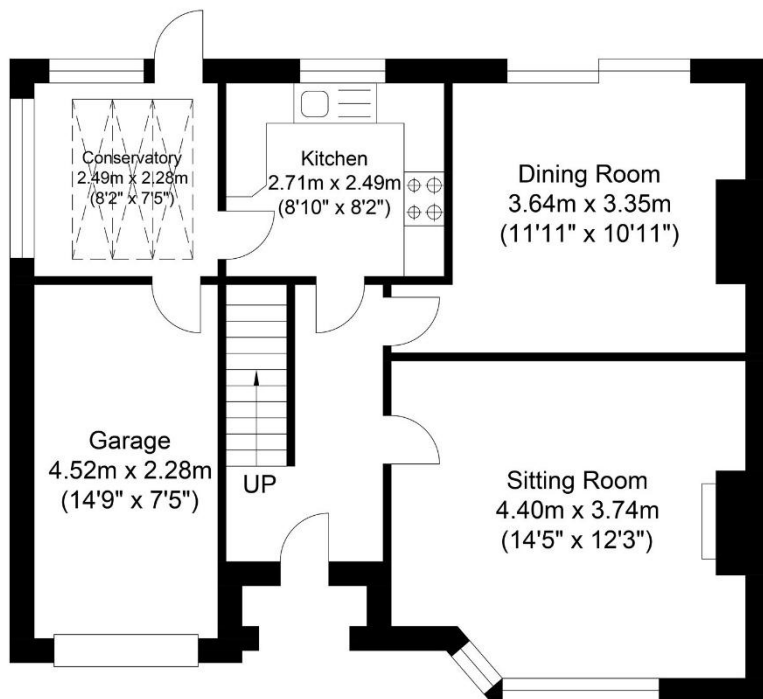
Double Glazing.

EPC Rating - TBC

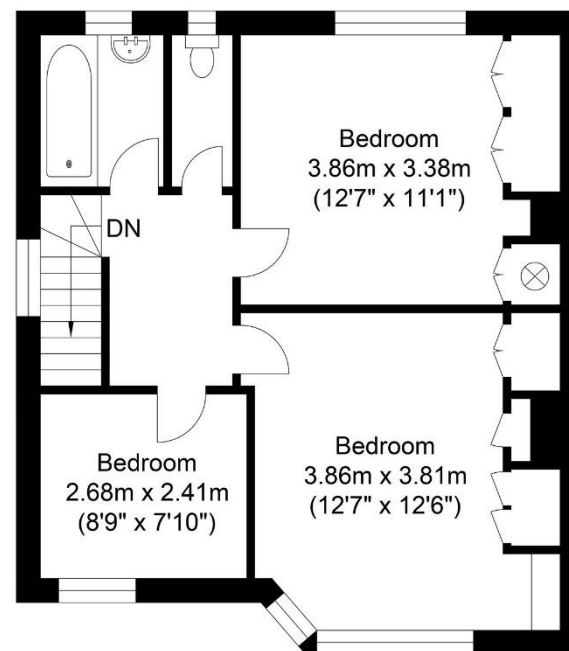
Council Tax Band - D

Viewing recommended





Ground Floor  
Approximate Floor Area  
667.68 sq ft  
(62.03 sq m)



First Floor  
Approximate Floor Area  
491.15 sq ft  
(45.63 sq m)

Approximate Gross Internal Area (Including Garage) = 107.66 sq m / 1158.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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