



£385,000 o.i.e.o

18 Fitzroy Road, Lewes, East Sussex, BN7 2UB

**MANSELL
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Overview...

A great opportunity to purchase this beautifully presented 3 bedroom family home situated in the Landport area of Lewes.

The property boasts a desirable Southerly Facing garden, a popular Open Plan layout to the ground floor and the rare commodity of a double garage with electricity and 7kw EV charger.

The much improved property features a 25ft Open Plan Living, Kitchen, Dining Room with modern fitted Kitchen and double doors which lead to the pretty, multi-level rear garden.

Upstairs there are 3 generously sized bedrooms, two of which are double bedrooms and third is a generous single bedroom and a modern family bathroom.

This super property is light and bright and has been lovingly maintained and presented throughout with newly fitted ventilation system.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Modern front door, stairs with stripped wood handrail and balustrade to the first floor. Door to;

OPEN PLAN LIVING, KITCHEN, DINING ROOM- Measuring a generous 25ft with dual aspect light and views.

SITTING ROOM- Featuring double doors with floor to ceiling windows either side with views over the pretty rear garden. Completely open plan to;

KITCHEN/DINING ROOM- A modern kitchen finished in a designer plywood with darker worksurfaces over. The kitchen offers an excellent selection of cupboards and drawers and enjoys views over the front garden.

FIRST FLOOR LANDING- Exposed wood handrail and balustrade over stairs. White painted panelled doors to principal rooms. Linen Cupboard.

BEDROOM 1- A generously sized double bedroom with elevated views to the front.

BEDROOM 2- A light and bright double bedroom with elevated views over the rear garden.

BEDROOM 3- A great size single bedroom with elevated views over the garden.

BATHROOM- Modern bathroom with suite comprising of a bath with shower over, wc and wash hand basin set into a vanity unit with double doors. Timeless white tiled walls with patterned boarder. Window to the front.





Outside...

FRONT GARDEN- Laid to lawn with pathway to front door and passageway leading to the rear garden.

REAR GARDEN- Of a desirable Southerly aspect the garden is arranged over three levels with a paved patio adjacent to the Sitting Room with steps leading up to a terrace mostly laid to lawn and further steps leading to the final terrace which is laid to decking with a hedged boundary and door to double garage.

DOUBLE GARAGE - Modern built double garage located at the end of the rear garden and accessed via Yarrow Road behind. Modern electric garage door, power points and light, Electric Car Charge Point. Inspection pit. Pedestrian door to the rear garden.





Location...

Fitzroy Road is located in the Landport area of Lewes, boasting easy access to the local countryside and woodlands, with picturesque, scenic walk along the River Ouse towards Offham and Hamsey. Steps lead up from Blois Road crossing Offham Road and lead onto the South Downs and offer a short cut to the popular Wallands Primary School via Hill Road.

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 town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.



Tenure - Freehold

Gas central Heating

Double Glazing.

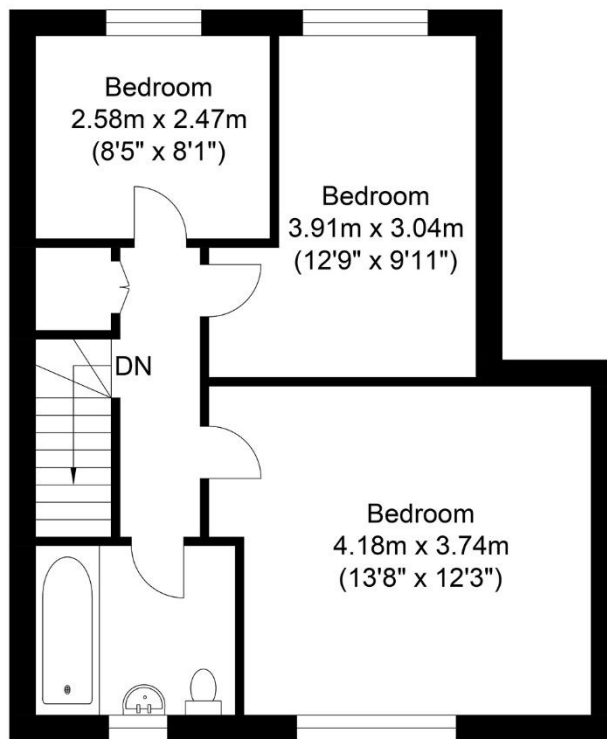
EPC Rating - C

Council Tax Band - C

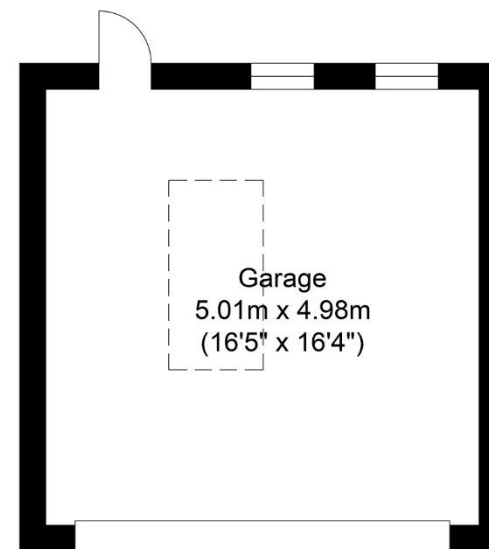
Viewing recommended



Ground Floor
Approximate Floor Area
404.40 sq ft
(37.57 sq m)



First Floor
Approximate Floor Area
479.63 sq ft
(44.56 sq m)



Garage
Approximate Floor Area
268.55 sq ft
(24.95 sq m)



Approximate Gross Internal Area (Excluding Garage) = 82.13 sq m / 884.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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