



£800,000-£850,000 guide price

1 The Fosse, Lancaster Street, Lewes, East Sussex, BN7 2PZ

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Overview...

A great opportunity to purchase this beautifully presented 4-bedroom family home situated in the centre of Lewes town, within walking distance of the mainline Railway station and local schools.

This super property has undergone an extensive program of improvement works, being recently rewired and a new boiler being fitted less than a year ago. The property now boasts spacious accommodation finished in a clean, contemporary style including a wonderful kitchen/breakfast room fitted with a Neptune kitchen.

There is a spacious entrance hall with a generous front aspect sitting room and ground floor bedroom with en suite shower room- these also boast private access. On the first floor is the bathroom, refitted with a modern white suite and two good size double bedrooms. The top floor has been renovated to home a generously sized fourth bedroom.

Outside, the property is surrounded by garden with a choice of paved areas and substantial greenery. Parking is on street, permitted.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door to a bright, spacious hallway with exposed floorboards, side aspect windows, stairs to first floor and door to-

SITTING ROOM- A beautifully naturally light space, with an expansive front aspect bay window flooding the room with natural light. Exposed floorboards and a feature fireplace recess with brick column and tiled hearth. Door to-

KITCHEN/BREAKFAST ROOM- A newly fitted Neptune kitchen, comprising matte, shaker style base units with brass handles and complementing Quartz worktops, ceramic Butler sink with mixer tap and rear aspect window above, overlooking the rear garden. 4 ring ceramic Neff induction hob with integrated oven below, integrated slim dishwasher. Space for a dining table and fridge freezer. Featuring exposed floorboards, white column radiator, a brick hearth and built in original storage cupboard. Door to-

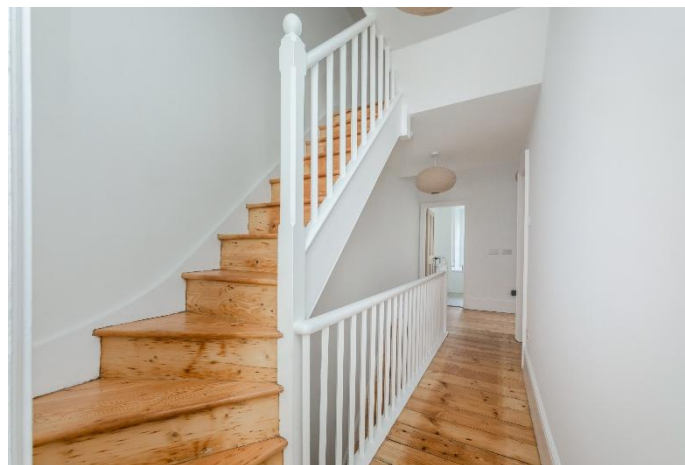
BASEMENT- Sizeable space with brick wall and arched brick fireplace recess

A hallway providing alternative, private side entrance to the property and to the rear garden, also access to the ground floor bedroom

BEDROOM- A light space with side aspect sash windows with engineered wood flooring and door to-

EN SUITE- A white suite comprising a walk in shower with tiled surround and glass doors, wash hand basin with mixer tap and set in vanity unit below, low-level wc, rear aspect window, tiled flooring and semi-panelled walls surround.

FIRST FLOOR LANDING- Exposed floorboards, side aspect sash window overlooking the rear garden, stairs to second floor and doors to principal rooms





Property...

BEDROOM- A spacious double room, measuring 16'2ft x 11'2ft, with exposed floorboards, ample built in storage and an expansive front aspect window overlooking the front of the property

BEDROOM- A generous double bedroom with exposed floorboards and rear aspect sash windows overlooking the rear garden and featuring an ornate decorative fireplace mantel and built in cupboards

BATHROOM- A stunning, newly renovated modern suite, comprising a walk-in shower with tiled surround and glass doors, panel enclosed bath with stainless steel taps with tiled surround, a hand wash basin with mixer tap and set in vanity unit below, wc with concealed system, chrome heated towel rail and pretty tiled flooring. There is also plumbing for a washing machine. Door to further storage space

BEDROOM- A spacious original room, measuring 14'11ft x 14'10ft, naturally bright from side aspect window with beautiful views over the Lewes townscape and of St John's Church. There's also an impressive eaves storage space.





Outside and Location...

FRONT GARDEN- Through a metal, detailed pedestrian gate to a block paved walkway with an established range of trees, plants and flowers framing the property. Pathway runs around the side of the property to private gated access

REAR GARDEN- A deceptively generous garden found in the centre of town, providing a private and tranquil space, framed by mature planting and period brickwork. A central area of laid to lawn, bordered by seasonal flowerbeds and an array of pretty greenery. An elegant brick arch and traditional iron gate adds character to a further display of trees and shrubs, all surrounded by flint and brick walls. The perfect space for keen-gardeners and seclusion in the heart of the town.

Lancaster Street is a pretty road located in the heart of the Pells area. The area boasts an Open-Air Swimming Pool, Children's Recreation Ground and The Pells Wildlife Pond. The Pells area is centrally located and offers wonderful scenic walks alongside the River Ouse.

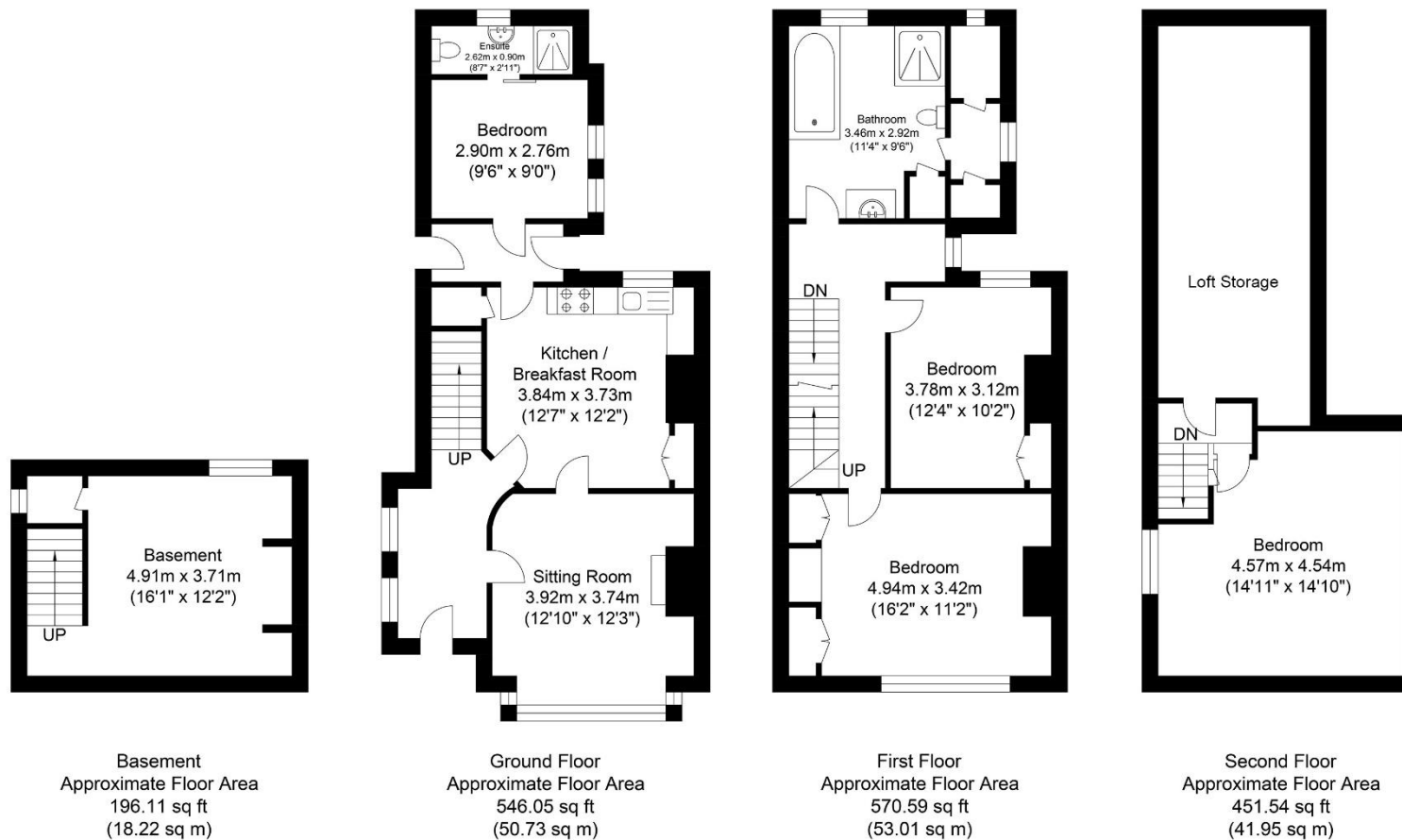
Lewes High Street is just a 6-minute walk (source Google maps) and offers an extensive range of shops, public houses, restaurants and eateries as well as The Depot Cinema.

Lewes Mainline Railway Station is just a 10-minute walk away (source Google maps) offering direct services to London, Brighton, Gatwick and Eastbourne.

Lewes boasts an array of popular schools catering for all ages. Lewes Priory Secondary School and South Downs Tertiary college are both within walking distance as is Lewes Old Grammar School and numerous primary schools

Tenure - Freehold
Gas central Heating
EPC Rating - E
Council Tax Band - E
Viewing recommended





Approximate Gross Internal Area = 163.91 sq m / 1764.31 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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