



£575,000 guide price

53 Queens Road, Lewes, East Sussex, BN7 2JQ

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## Overview...

A great opportunity to purchase this beautifully presented 3-bedroom family home situated in the popular Old Malling area of Lewes. The location is nearby to local primary school, and within easy access to the bustling High Street and several picturesque countryside walks around the South Downs National Park.

There is a generous entrance hall leading into a spacious, dual aspect sitting/dining room. With double doors to the front and rear leading to the rear garden and beautiful raised front decking. A great, modern fitted kitchen completes the ground floor.

Upstairs are three bedrooms, varying in sizes and a modern fitted family bathroom.

Outside, the property presents a driveway with ample off-street parking and a sun-soaked raised decking. To the rear the property boasts a generous laid to lawn garden with beautifully maintained summer house and studio with bathroom. With planning permission granted for a side extension and loft conversion, now expired, but chance of being re-activated for further opportunities.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE HALL-** Composite front door, stairs to first floor with cupboard under

**SITTING/DINING ROOM-** A generous, naturally bright dual aspect space, with double glazed to the front and the rear. At the front they open to an invaluable, well-maintained raised decking, ideal for relaxing. To the rear they provide direct access to the rear garden

**KITCHEN -** A beautiful modern fitted kitchen, comprising a range of matte shaker style wall and base units with complementing wooden effect work surfaces, one and half bowl sink with expansive double-glazed window above, overlooking the rear garden and filling the space with natural light. Space for range style cooker with integrated chimney style cooker hood above and tiled splashback. Further storage surrounds a space for an American style fridge freezer with water filter plumbing. Door provides direct access to rear garden

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

**BEDROOM-** A super double room with rear aspect double glazed window overlooking the rear garden

**BEDROOM-** A good size double room with front aspect double glazed window overlooking the front of the property

**BEDROOM-** A single bedroom with rear aspect windows, vaulted ceilings and fitted wardrobe

**BATHROOM-** Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, wash hand basin with set in vanity unit, low level W.C. with concealed system and obscured windows





## *Outside...*

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**FRONT OF PROPERTY-** A generous brick paved driveway providing ample off-street parking, a fence enclosed raised decking to the front is ideal for relaxation, bordered with established potted plants. A gate allows private access to the rear of the property

**REAR GARDEN-** A deceptively generous garden to the rear with a sizeable area of paved patio, perfect for alfresco dining and entertaining, this leads onto an area of laid to lawn, fence enclosed and bordered by a range of plants and flowers. To the rear are timber constructed outbuildings and a raised decked area, currently housing a jacuzzi with wooden pagoda

**SUMMERHOUSE-** An attractive, fully powered and well-lit space with front-facing windows. Ideal as a home office, creative studio, or a private retreat for a teenager.

**STUDIO-** A great space with tiled walls and flooring, fitted wall units, a wc, wand wash basin and shower unit.





## Location...

**Queens Road** is located in the popular South Malling area of Lewes and benefits from being within easy access to the local convenience store, South Malling Primary School and bus stops providing routes to the town centre and also Brighton, Tunbridge Wells and Eastbourne.

The High Street is surprisingly close by at just a 23-minute walk away (source google maps) The walk is a pleasant stroll either along Blakes Walk or across Malling Recreation ground and passing the Pells Pond.

The South Malling area boasts a local convenience shop, an M&S local, a community centre, which can be hired for events, and the area is served by a regular bus service offering direct routes to the town centre, Brighton and Tunbridge Wells.

South Malling Primary School is within striking distance and Lewes also offers a popular Secondary School, South Downs College and Lewes Old Grammar School.

Lewes 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

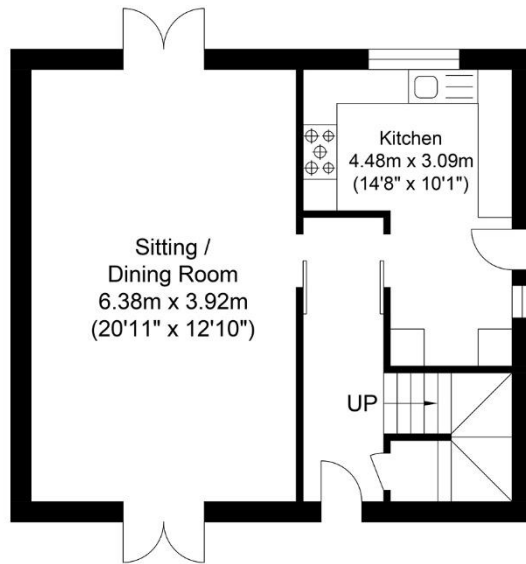
Gas central Heating

Double Glazing.

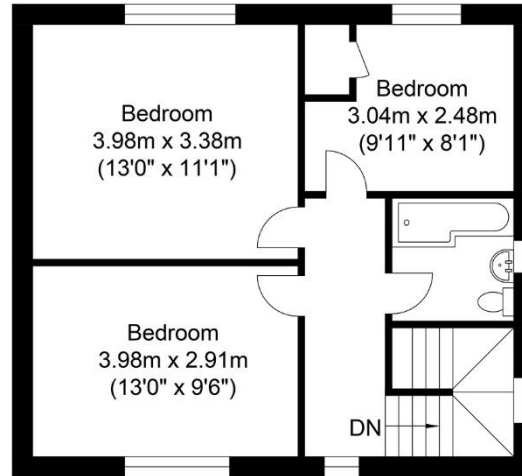
EPC Rating - D

Council Tax Band - C

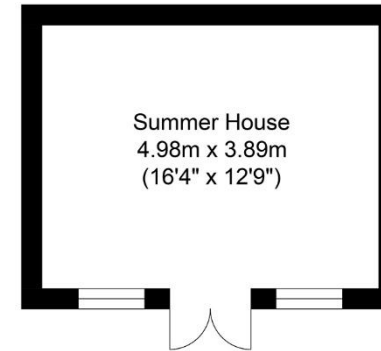




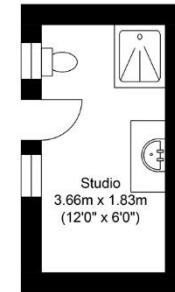
Ground Floor  
Approximate Floor Area  
488.25 sq ft  
(45.36 sq m)



First Floor  
Approximate Floor Area  
488.25 sq ft  
(45.36 sq m)



Outbuilding  
Approximate Floor Area  
208.49 sq ft  
(19.37 sq m)



Studio  
Approximate Floor Area  
72.11 sq ft  
(6.70 sq m)

Approximate Gross Internal Area (Excluding Outbuilding / Studio) = 90.72 sq m / 976.50 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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