



£675,000 offers in excess of
20 New Road, Lewes, East Sussex, BN7 1YY

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Overview...

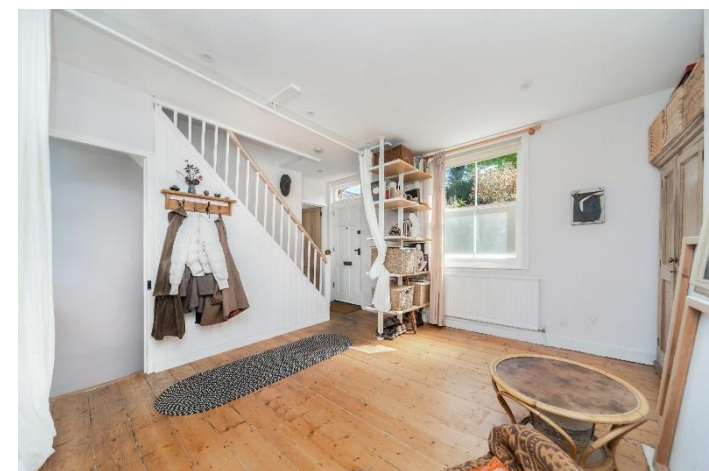
A beautiful property extremely well situated within the heart of historic Lewes Town Centre yet away from passing traffic.

The 3 Bedroom, 2 Bathroom double fronted property boasts wonderful views over The Paddock and of Lewes Castle.

The accommodation is both flexible and adaptable being arranged over three floors. There is a Sitting Room with wood burning stove, a Kitchen Dining Room, a Further Reception Room with dual aspect light and views, a Family Bathroom, and 3 Bedrooms, one of which benefits from an EnSuite Shower Room.

Full of charm and character with features such as fireplaces, sash windows, panelled doors and exposed floorboards.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door opens to reveal stairs with wooden hand rail and white painted balustrade to first floor. Beautiful wood panelled door to Ground Floor Bedroom and open to;

RECEPTION ROOM- Boasting gorgeous far reaching views across The Paddock to the rear of New Road to front. The dual aspect reception room features exposed floorboards and benefits from fitted bookshelves and cabinetry set into chimney recess.

BEDROOM 2- A comfortable double bedroom boasting dual aspect light and views of the street to the front and of The Paddock to the rear. Door to;

EnSUITE- A shower room with suite comprising of a shower enclosure with glass screen door, wc and wash hand basin. Simple and timeless white tiled surrounds and exposed floorboards.

GARDEN FLOOR

SITTING ROOM- Enjoying views over the beautiful garden and The Paddock beyond, the reception room features fireplace with wood burning stove inset. Fitted cupboard to chimney recess, gorgeous tiled floor, and recessed spotlights. Door to Garden.

KITCHEN/DINING ROOM- A modern fitted kitchen finished in a pale blue colour and complimented by wood look worksurfaces and a tiled splashback. The kitchen enjoys far reaching views over the garden and The Paddock beyond. Tiled floor.

FIRST FLOOR LANDING - Window to the rear with far reaching views. Wood panelled doors to principal rooms.

BATHROOM - Modern suite comprising of a bath with shower over and glass screen door, wc and wash hand basin set into a vanity unit. Timeless white tiled surrounds. Window to the rear.





Property and Outside...

BEDROOM 3- A comfortable bedroom with a pair of sash windows to the front with pretty views of Lewes Castle. Fitted wardrobe with double doors.

BEDROOM 1- A generously sized double bedroom benefitting from dual aspect light and views which extend over The Paddock to the rear and of Lewes Castle to the front. Fitted wardrobes to chimney recess.



OUTSIDE

REAR GARDEN- A gorgeous, landscaped garden which makes the most of the elevated views over The Paddock behind. The garden has been recently landscaped to provide a decorative paved terrace with central flowerbed with further flower beds to the borders stocked with a colourful array of plants and shrubs.



Location...

New Road is a seldom used non through road located in the heart of Lewes town centre. For the most part the street only has properties on one side of the road allowing for plenty of light to enter the property but also providing a far reaching view across The Paddock.

Scenic walks and access to the South Downs are only a short walk away, located at the end of the adjoining Paddock Road and DeMontfort Road.

The historic High Street offers an array of shops and restaurants and public houses and eateries. Along with The Depot and Cinema. The High Street is just a very pretty 5-minute walk away (Source Google Maps) passing through the Castle Barbican.

Lewes benefits from a Mainline Railway Station with regular direct services to London, Brighton and Gatwick. Bus services are also available to Brighton but also Uckfield and Tunbridge Wells. The railway station is a 10 minute walk away (Source Google Maps)

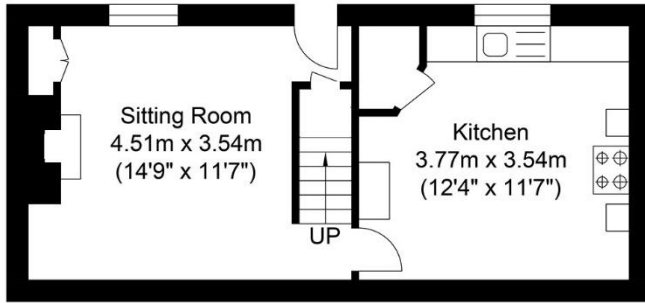


Tenure - Freehold

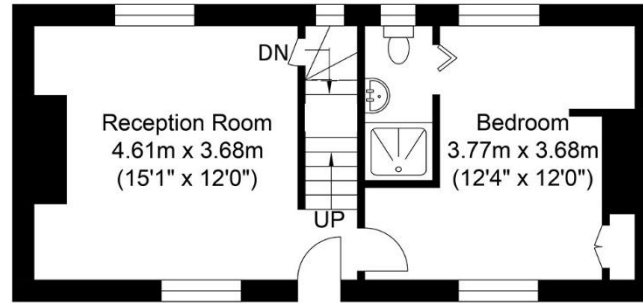
Gas central Heating

EPC Rating - D

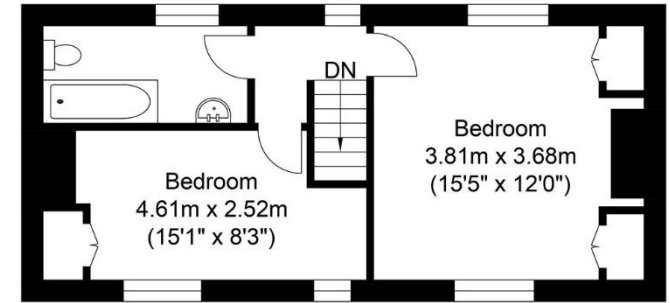
Council Tax Band - C



Garden Floor
Approximate Floor Area
319.36 sq ft
(29.67 sq m)



Ground Floor
Approximate Floor Area
319.36 sq ft
(29.67 sq m)



First Floor
Approximate Floor Area
319.36 sq ft
(29.67 sq m)



Approximate Gross Internal Area = 89.01 sq m / 958.09 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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