



£650,000-£700,000 guide price

8 St James Street, Lewes, East Sussex, BN7 1HR

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom Georgian townhouse situated in a quiet no through road in the highly sought after Southover area of Lewes, within walking distance of the town centre, mainline Railway station and local schools.

This super property has undergone an extensive program of improvement works and now boasts spacious and versatile accommodation finished in a contemporary style, including a wonderful kitchen/dining room extension with doors to the rear leading to the garden, roof window and modern fitted kitchen.

There is a front aspect sitting room and further storage from a 12ft basement. Arranged over the first and second floor are three bedrooms, varying in sizes, along with a fitted family bathroom.

Outside, the property boasts a larger than average garden with a garden room and summer house, perfect for entertaining and working from home space.

VIEWING RECOMMENDED



The property...

SITTING ROOM- A good size room with front aspect sash window, oak flooring and featuring an exposed brick fireplace with tiled hearth housing a cast iron log burner

BASEMENT- Insulated space with power, light and front window. A great workshop or further storage space

KITCHEN/DINING ROOM- The beautiful, contemporary extended, modern kitchen is the true centrepiece of the home, combining abundant natural light and a stylish fitted kitchen. Comprising cream fitted wall and base units with complementing work surfaces and tiled surround, one and half bowl sink, space for range cooker, fridge freezer, dishwasher and washing machine. This seamlessly leads into a reception area ideal for dining and socialising. This naturally bright space is enhanced by the overhead skylight, offering generous natural light and boasting expansive rear aspect double glazed bi-fold doors opening directly to the rear garden.

FIRST FLOOR LANDING- Doors to principal rooms and stairs to second floor

BEDROOM- A super double room with front aspect sash window and ornate feature fireplace

BEDROOM- A good size room with rear aspect sash window overlooking the rear garden

BATHROOM- Fitted with a modern white suite comprising a roll top bath with shower over, tiled surround and glass screen, wash hand basin, low level W.C., heated towel rail and obscured sash window

BEDROOM- On the second floor a beautifully converted loft presents a double bedroom with front aspect windows providing pretty views over the townscape and ample storage space in the eaves





Outside...

REAR GARDEN- A generously sized garden, especially considering the town centre location. A paved terrace adjacent to the property is ideal for alfresco dining and entertaining; this leads onto an area of lawn with established borders comprising of plants, shrubs and young trees. Within the garden we find a pretty timber-built garden room which provides a private and covered space to enjoy the garden. The final section of the garden has been landscaped to create raised vegetable garden created from railway sleepers; a reclaimed brick laid pathway leads to a delightful summer house positioned at the end of the garden

PARKING- On street parking



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



Location...

St James Street is a pretty, no-through road located in the heart of historic Lewes town centre within the popular Southover Area. The property is located near to the Tudor built Anne of Cleves House, now a museum open to the public on select days of year and featuring a delightful garden tearoom. The area boasts some of Lewes' oldest properties, the Priory Ruins and pretty Grange Gardens are both within striking distance of the front door.

The property is within easy walking distance of Lewes Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

There is a choice of popular public houses offering dining, within the road and within the wider area.

The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.



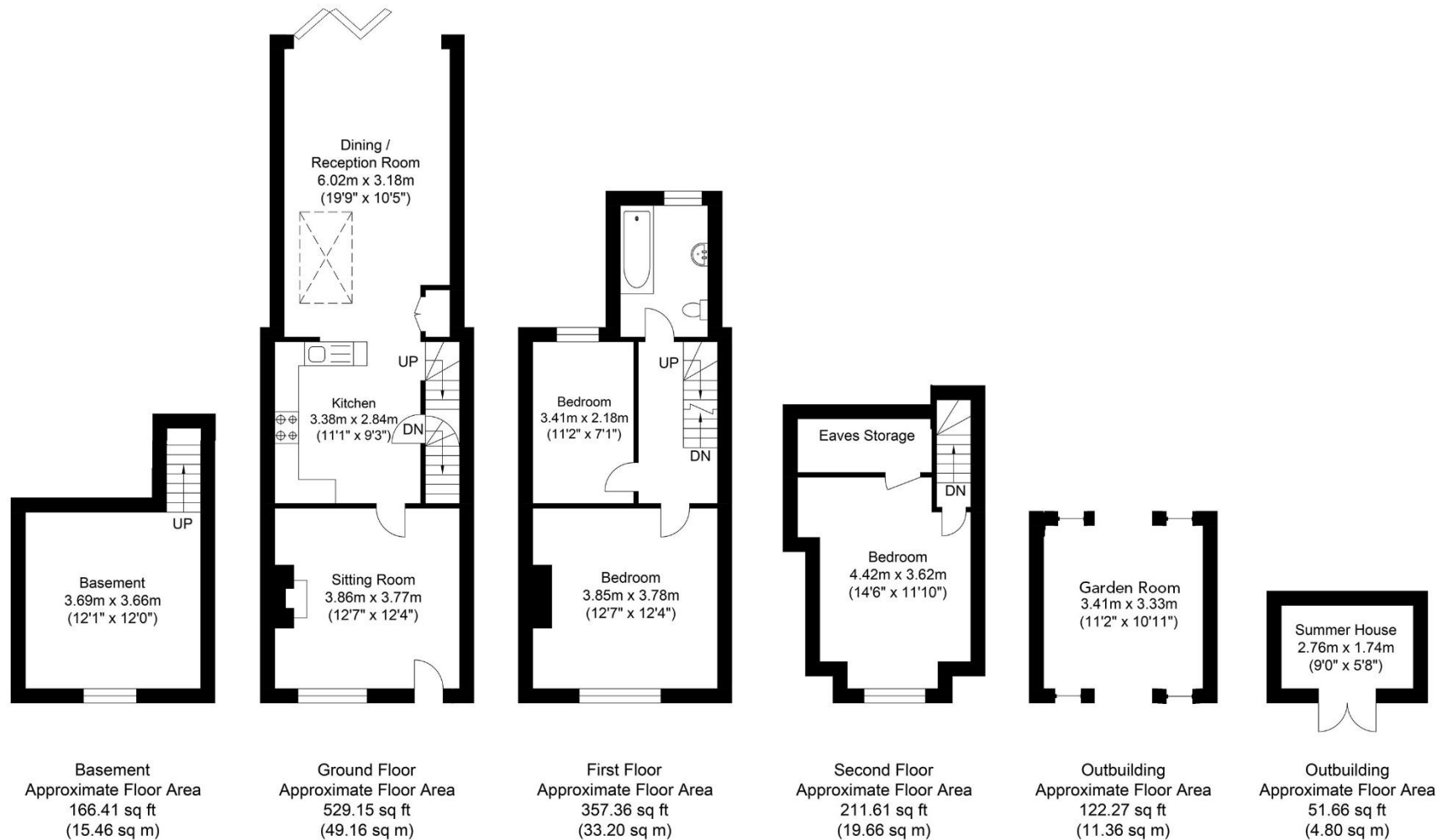
Tenure - Freehold

Air Source Heat Pump serving the central heating -
Gas Fired Boiler serving hot water.

EPC Rating - TBC

Council Tax Band - D

Viewing recommended



Approximate Gross Internal Area (Excluding Outbuildings) = 117.48 sq m / 1264.54 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
 email: lewes@mansellmctaggart.co.uk
 web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
 McTAGGART**
 Trusted since 1947