



£725,000 guide price

16 Priory Street, Lewes, East Sussex, BN7 1HH

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Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom character townhouse situated 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, a great space for entertaining, with doors at the rear leading directly to the garden.

There is a dual aspect sitting room featuring an exposed brick wall, French double doors and bathroom. Arranged over the first and second floor are three bedrooms, varying in sizes with beautiful far-reaching views toward the South Downs and across the Lewes townscape, along with a modern fitted family shower room.

Outside, the property boasts a larger than average garden with fully insulated studio, perfect for entertaining, working from home space or guest annexe.

VIEWING RECOMMENDED



The property...

SITTING ROOM- A great size room, dual aspect space flooded with natural light from the front aspect windows and rear aspect French doors, featuring an impressive, exposed brick wall, housing a cast iron log burner. Stairs to lower ground floor and first floor, and door to-

BATHROOM- Modern fitted suite comprising a panel enclosed bath with shower above, hand wash basin with panelled unit, low-level wc

KITCHEN/DINING ROOM- A wonderful, open plan space, bright and airy, flooded with natural light from the rear French doors, leading directly to the garden. Featuring natural stone tiled flooring and space for a large dining table, a great space for everyday living and entertaining. The modern fitted kitchen comprises a comprehensive range of Shaker style wall and base units with complementing wooden work surfaces, ceramic sink with mixer tap above, 4 ring gas hob with integrated oven below and cooker hood above. Space for fridge freezer, dishwasher and washing machine.

BEDROOM- A super front aspect double room with sash window overlooking the front of the property, built in wardrobes and exposed floorboards

BEDROOM- A great room with rear aspect sash window and exposed floorboards

SHOWER ROOM- Fitted with a modern white suite comprising an enclosed shower unit with tiled surround and glass screen, wash hand basin set in vanity unit, low level W.C. and rear aspect windows

BEDROOM- On the second floor, a converted loft creates a double bedroom with vaulted ceilings, rear aspect windows with far-reaching views towards the South Downs, exposed floorboards and ample storage in the eaves





Outside...

REAR GARDEN- A deceptively generous garden for a town centre location, with an area of paved patio to the rear of the property, with a shed, an ideal place for relaxing and alfresco dining, bordered by a range of colourful trees and flowers. This leads to a brick laid area surrounded by well-maintained hedges and shrubs with a garden studio to the rear

STUDIO- A timber construct with double glazed sliding doors to a fully insulated space with exposed beams, engineered oak flooring, power and light. W.C. with hand was basin. An ideal space as a home office, gym, creative pursuits or as a guest annexe.

PARKING- On street



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



Location...

Priory Street is a pretty road located in the heart of the historic Lewes town centre within the popular Southover Area which hosts the historic Priory Ruins and Anne of Cleves house. A flat walk into the centre of town where there's a selection of public houses, restaurants, cafes and shops. Close to the Lewes Rugby club and Southdowns sports club where a gym and selection of sports are available.

The pretty Garden Street is nearby which is home to the popular and beautiful Grange Gardens, a public access well cared for formal garden with excellent picnic spots. The property is within walking distance of Lewes Mainline Railway Station offering 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. The Depot Cinema, leisure centre and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.



Tenure - Freehold

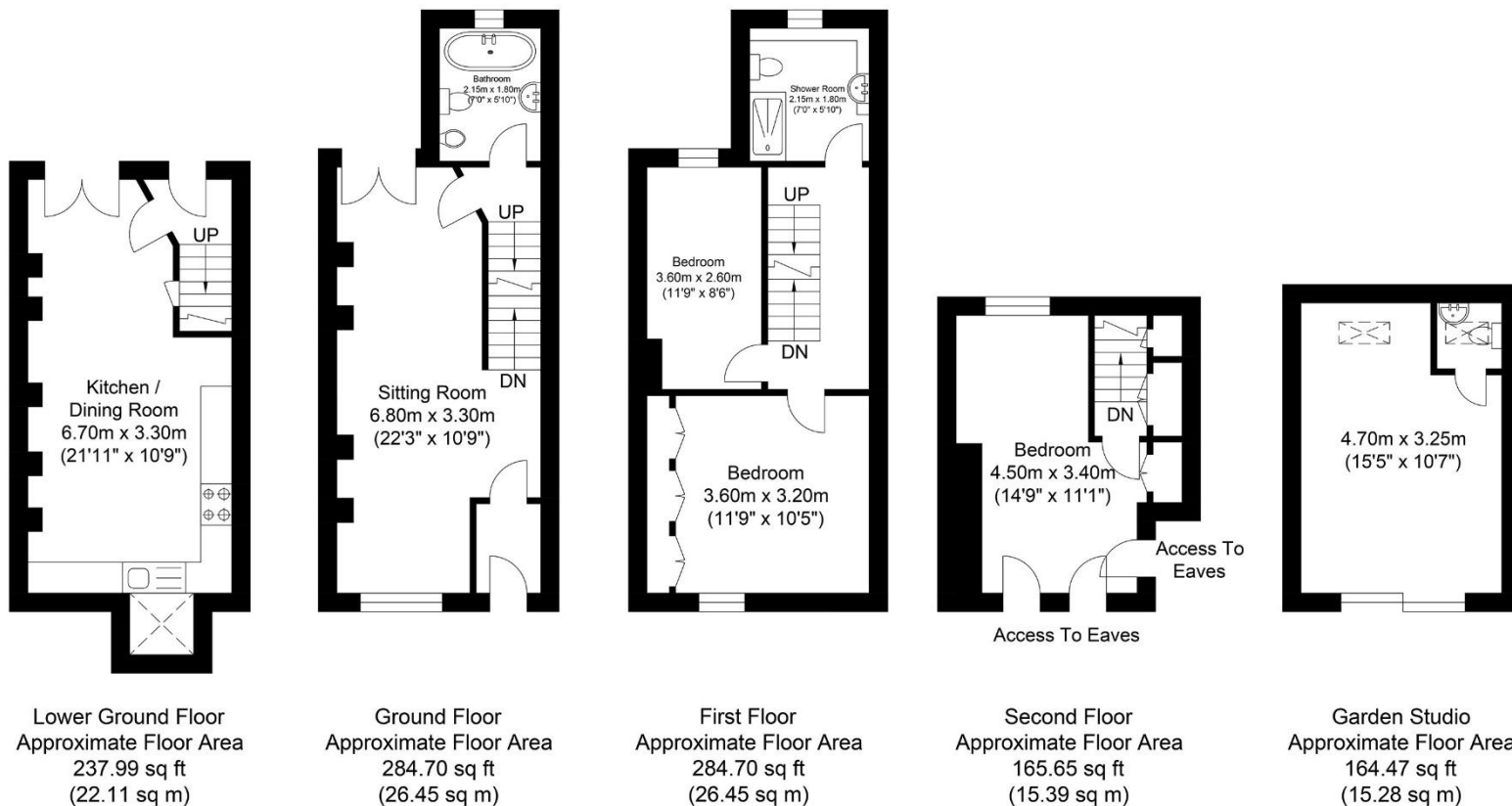
Gas Central Heating

Double Glazing.

EPC Rating - C

Council Tax Band - C

Viewing recommended



Approximate Gross Internal Area (Excluding Garden Studio) = 90.40 sq m / 973.05 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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