



£325,000 offers in excess of
31 Horsfield Road, Lewes, East Sussex, BN7 2TD

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Overview...

We're pleased to market this three bedroom, semi-detached home, located in the popular Landport estate in Lewes, situated nearby to local convenience store and recreation grounds, and within walking distance of local primary school and town centre.

Occupying a generous plot, this attractive home offers spacious and well-proportioned accommodation throughout and presents an exciting opportunity for modernisation and potential extension, subject to the necessary planning consents

There is a spacious entrance hall with front aspect fitted kitchen, generous sitting room with stone feature fireplace, opening to a double-glazed triple aspect conservatory. The ground floor also boasts a cloakroom and sizeable garage space.

On the first floor are three bedrooms, varying in sizes, along with a fitted family bathroom.

Outside, the property is surrounded by garden with a choice of paved areas and lawn areas, with a gated entrance and off street parking.

VIEWING RECOMMENDED



The property...

ENTRANCE HALL- Front door, stairs to first floor with cupboard under and door to-

CLOAKROOM/W.C.- Low level W.C., wash hand basin, double glazed window and tiled walls

KITCHEN - A naturally bright space fitted with a range of Shaker style wall and base units with complementing work surfaces and tiled surround; one and half bowl sink with adjacent swan mixer tap with expansive double-glazed window above, overlooking the front of the property and filling the room with natural light. 4 ring ceramic hob with integrated cooker hood above and oven below, space for fridge freezer, washing machine, dishwasher and dining table

SITTING ROOM- A great size room, measuring 16'5ft x 14'5ft, with an impressive stone feature fireplace. Through sliding doors, this seamlessly leads to the-

CONSERVATORY- Bright and spacious triple-aspect conservatory enjoying an abundance of natural light from windows to three elevations. Constructed with attractive half-brick walls and complemented by double-glazing, double doors open directly to rear garden

FIRST FLOOR LANDING- Side aspect double glazed window and doors to principal rooms

BEDROOM- A super double room with front aspect double glazed window and built-in cupboards

BEDROOM- A great size double room with rear aspect double glazed window overlooking the rear garden

BEDROOM- A good double bedroom with front aspect double glazed windows, overlooking the front of the property

BATHROOM- Spacious room comprising an enclosed bath with shower over, tiled surround and glass screen, wash hand basin set in vanity unit, wc, bidet, tiled walls and obscured windows





Outside...

GARDEN- Metal gates lead to a block paved area with off street parking for two vehicles, brick enclosed. Generous areas laid to lawn are bordered by well-maintained trees, a wonderful space for keen gardeners. A door leads directly to the rear where an area of block paved patio sits, an ideal place for alfresco dining and entertaining. A raised decking to the rear of the property is another perfect spot to relax.

GARAGE- To the side of the property, a brick-built garage with manual up and over door and pedestrian door to the front. Side and rear windows allow natural light and doors to the rear lead directly to the garden and side, directly into the ground floor entrance hall. A great space for storage or with potential as home office, gym or for creative pursuits.

PARKING- Off street to the front of the property.



Location...

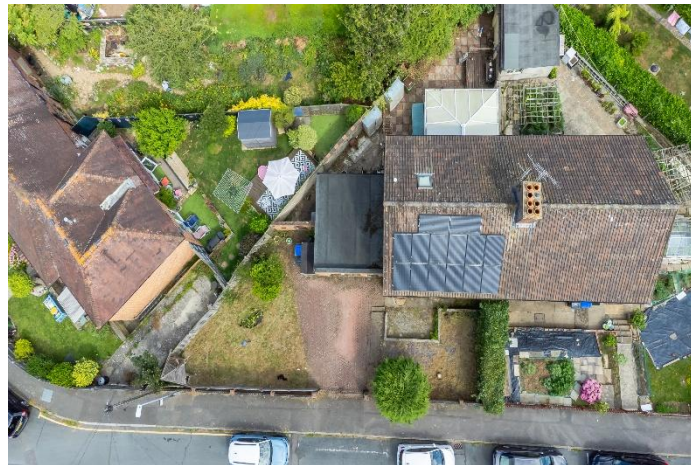


Horsfield Road is located in the Landport estate which benefits from being within easy reach of the convenience shop, Green, and access to open countryside and woodland via a farm track. The farm track leads to the neighbouring villages of Offham and Hamsey and scenic river walks continue to Barcombe where rowing boats can be hired for outings along the River Ouse.

Landport benefits from a local convenience shop, two children's playgrounds and further creation ground, allotments, the Tally Ho public house, a community youth hub and children's nurse, a bus service to the town centre and is within walking distance of popular Wallands Primary School.

Lewes town centre offers an array of shops, restaurants, public houses and eateries. Within the town centre we also find The Depot Cinema, Secondary School and also a Tertiary College.

Lewes benefits from a Leisure Centre with gym and indoor pool, the Pells Outdoor Swimming Pool and many sports clubs including football, rugby, tennis, cricket, golf and athletics to name a few.



Tenure - Freehold

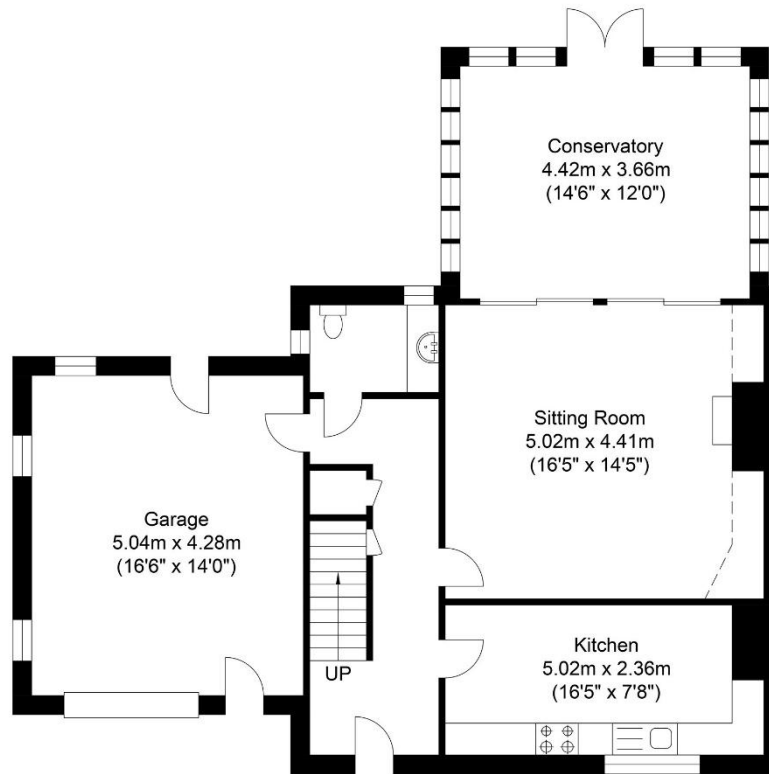
Gas central Heating

Double Glazing.

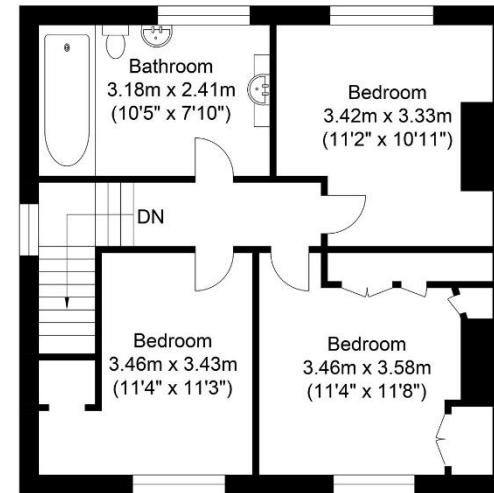
EPC Rating - TBC

Council Tax Band - C

Viewing recommended



Ground Floor
Approximate Floor Area
968.10 sq ft
(89.94 sq m)



First Floor
Approximate Floor Area
545.62 sq ft
(50.69 sq m)

Approximate Gross Internal Area (Including Garage) = 140.63 sq m / 1513.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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