



£295,000 guide price

22 Stansfield Road, Lewes, East Sussex, BN7 2SL

**MANSELL
McTAGGART**
Trusted since 1947

The property...

We're pleased to present this spacious two-bedroom garden maisonette in the popular Landport estate of Lewes. Surprisingly close to the town centre and mainline Railway Station, this property is also within walking distance of local primary school and recreation grounds. Boasting spacious accommodation with far-reaching views, this super property enjoys a multi-level private garden as well as an outdoor storeroom with opportunities as a home office.

ENTRANCE- Front door to generous landing with stairs to first floor and front window

FIRST FLOOR LANDING- Side aspect double glazed window, airing cupboard, sizeable Store Room with side window and doors to principal rooms

SITTING ROOM- A super room with front aspect double glazed windows with far reaching views over the Sussex countryside and flooding the room with natural light matching front door, featuring picture rails and an attractive stone fireplace with electric coal fire

KITCHEN- Fitted with an extensive range of shaker style wall and base cupboards, roll edge worktops with one and half bowl sink and adjacent mixer tap, with expansive rear aspect double glazed window above, overlooking the rear garden. 4 burner gas hob with tiled splash surround, integrated oven below and cooker hood above, space for tall fridge/freezer, washing machine and dishwasher.

BEDROOM- A great size double room, measuring 13'8ft x 9'10ft, dual aspect enjoying views to the side and rear inset

BEDROOM- A wonderful double bedroom featuring picture rails, expansive front aspect double glazed window with far reaching views over greenery, built in wardrobe

BATHROOM- Fitted white suite comprising a shower enclosure with tiled walls and glass screen, wash hand basin set in a vanity cupboard, low level W.C., rear aspect double glazed window and tiled walls and flooring





Outside and Location...

GARDEN- Wrapping around to the side and rear of the property. At the rear, a raised area of paved patio, lined with gravel and colourful potted plants, presents a wonderful spot for alfresco dining and entertaining. On a lower level, a larger space, laid to lawn, with an established range of trees, plants and shrubs, creates a perfect space for keen gardeners. There also boasts a workshop space, great for storage or with opportunities as a home office or for creative pursuits

Stansfield Road is located at the edge of the Landport estate which benefits from surprisingly easy and close access to the town centre at just a 16- minute walk away (source Google Maps).

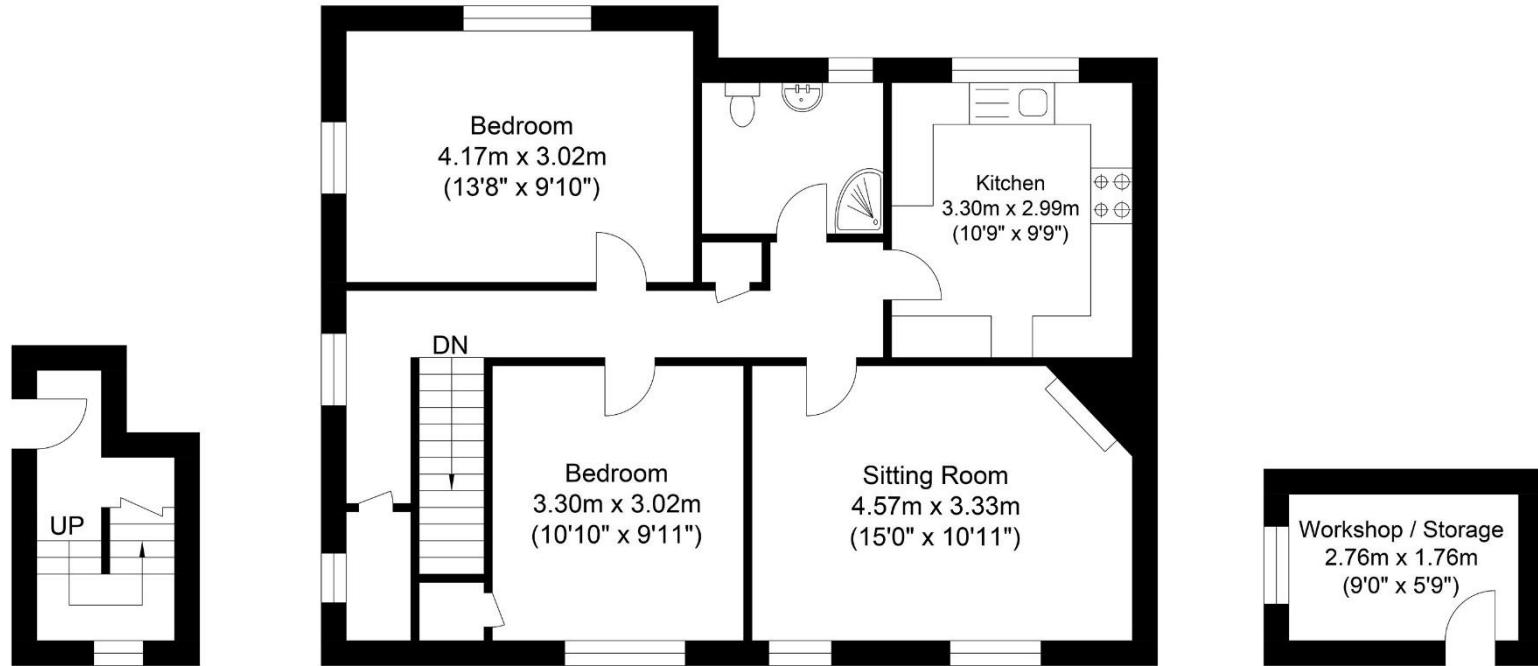
Landport benefits from a local convenience shop, two children's playgrounds and further recreation ground, allotments, the Tally Ho public house, a community youth hub and children's nursery, a bus service to the town centre and is within walking distance of the popular Wallands Primary School.

Tenure - Leasehold
Gas Central Heating
EPC Rating - C

Double Glazing
Council Tax Band - B



Ground Rent - £10 pa
Maintenance charges - apx £863.81 pa
Lease remaining- tbc



Ground Floor
Approximate Floor Area
47.89 sq ft
(4.45 sq m)

First Floor
Approximate Floor Area
709.12 sq ft
(65.88 sq m)

Outbuilding
Approximate Floor Area
52.31 sq ft
(4.86 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 70.33 sq m / 757.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: ringmer@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