



Mildmay Road, Lewes

Mildmay Road is a pleasant cul-de-sac on the western edge of the highly popular Wallands area of Lewes, with the South Downs just beyond. Historic Lewes town centre is just over 15 minutes walk with its period buildings, individual shops, public houses, cafes and restaurants. The vibrant community and rich history of the area make it a truly special place to call home. Lewes Railway Station is just to the south, connecting to London Victoria (approx. 65 mins) and London Bridge (90 mins).

- Detached family home with annexe
- Desirable Wallands area of Lewes
- Large family kitchen / diner
- Family bathroom and ensuite
- Great condition throughout
- Off-road parking for 3 cars
- Peaceful gardens



Ground Floor

Hallway

Living Room / Snug

11'8" x 8'11"

Kitchen / Dining / Family Room

17'8" x 15'7"

Utility / Dining Room

15'5" x 8'11"

WC

Kitchen for Annexe / Utility

11'10" x 8'11"

Living Room for Annexe

13'6" x 11'10"

Annexe Bedroom

22'6" x 6'0"

First Floor

Bedroom 1

13'10" x 10'5"

Bedroom 2

12'2" x 12'0"

Bedroom 3

12'2" x 8'11"

Bedroom 4

9'1" x 8'11"

Family Bathroom

Summer House

10'5" x 6'5"

Outbuilding 1

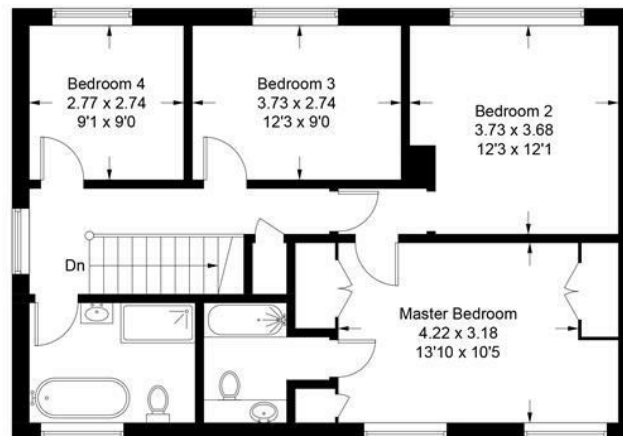
12'11" x 5'10"

Outbuilding 2

10'0" x 8'3"



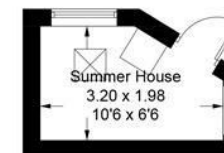
Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft
 Outbuildings = 21.9 sq m / 236 sq ft
 Total = 201.1 sq m / 2165 sq ft



First Floor

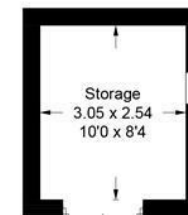


Ground Floor



Outbuilding 3

(Not Shown In Actual
Location / Orientation)



Outbuilding 2

(Not Shown In Actual
Location / Orientation)



Outbuilding 1

(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
 not to scale. floorplansUsketch.com © (ID1109376)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

A unique opportunity to purchase a very spacious, detached family home with gardens and off-street parking, located in the highly sought after Wallands area of Lewes.

This beautifully presented home spanning 1,929 sq. exudes character and warmth. It offers very flexible living accommodation with the layout ensuring that there is plenty of room for everyone to have their own space while still enjoying the togetherness of a family home.

On the ground floor the property boasts a light and bright sitting room with patio doors onto the rear garden; a large, modern kitchen / dining / family room; and a utility room with side access to the front and rear of the property. There is also an extensive ground floor annexe, comprising a sitting room with a cosy wood burner opening onto the garden, a modern kitchen, a bedroom complete with a relaxing, roll-top bath and a separate shower room. This could be the perfect home office space, separate guest accommodation or a live-in annexe for a relative.

The first floor offers four generously-sized bedrooms, one with an en-suite shower room, and a large family bathroom.

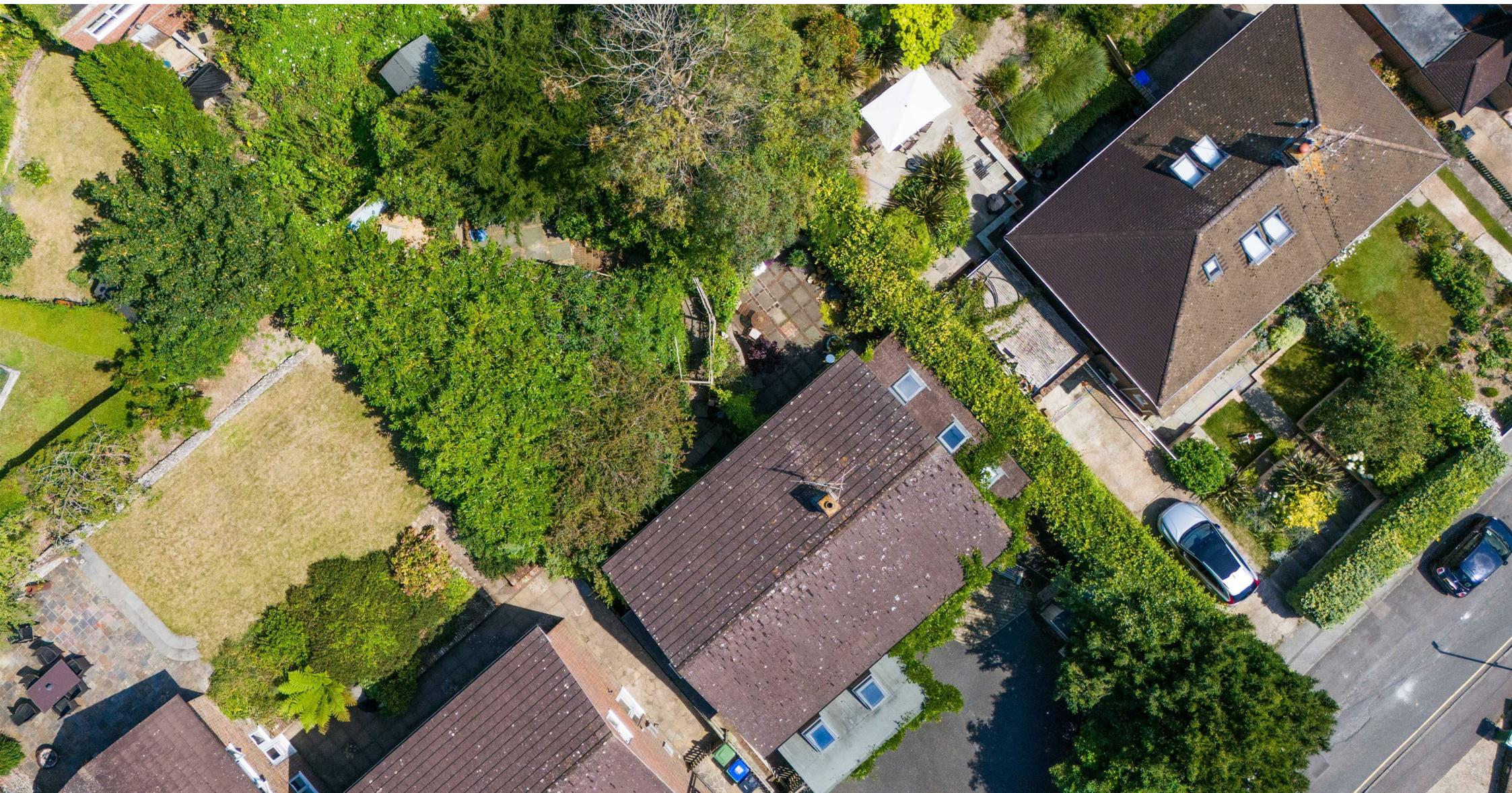
Externally the property benefits from off-street parking for 3 cars to the front and to the rear is a peaceful and very private paved garden surrounded by lush planting. The garden benefits from two outbuildings: one is currently used as a home studio / therapy room in the privacy of the top of the garden and the other, in the larger of the two garden areas, is a summer house with a wood burning stove, perfect for relaxing in on chilly nights. A further outbuilding to the front of the property provides useful storage.

This delightful family home offers the perfect balance of comfort and convenience and viewings are highly recommended.

Tenure: Freehold
EPC Rating: D
Council Tax Band: F

draft





**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewestates.co.uk www.lewestates.co.uk