



Talbot Terrace, Lewes

**Lewes
Estates**

Talbot Terrace is a quiet cul-de-sac with connecting steps to Lewes town centre and the attractive Pells pond and wetlands/wildlife area. The district comes alive in the summer with the open-air swimming pool and play park and it is an easy 5 minute walk to Waitrose, Tesco or Aldi via North Street. Lewes` historic town centre has many iconic period buildings and attractions as well as a vast range of independent shops, cafes, restaurants and public houses. The superb Depot Cinema and neighbouring main line Railway Station are approximately 10 minutes walk, with trains connecting to Brighton (20 mins), London Victoria (65 mins) and London Bridge (90 mins). Excellent walks close by can be enjoyed along the riverbank and up to the South Downs in several directions.

- Four bedroom central Lewes family home
- Victorian house which has been extended and improved
- Open plan living / dining room
- Modern fitted kitchen
- Three double and one single bedroom
- Front and rear gardens
- Popular Pells area of Lewes
- No through road
- Minutes walk to town centre and train station
- Easy access to Pells Park and Lido



Front Door

Hallway

Living / Dining Room
23'8 x 11'1

Kitchen
13'10 x 9'4

Conservatory

First floor landing

Bedroom 2
13 x 10'2

Bedroom 3
9'6 x 6'9

Bedroom 4
9'2 x 7'10

Bathroom

Second Floor

Bedroom 1
16'9 x 13'2

Front Garden

Rear Garden





Approximate Gross Internal Area = 107 sq m / 1152 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049595)



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Located in the desirable Pells area of Lewes this is a popular style of Victorian terraced family home with light and attractive accommodation over three floors.

Benefitting from a quiet cul-de-sac location this home offers easy walkable access to everything Lewes has to offer. The property has been redesigned and extended over the years to create a unique Lewes home.

You enter into a hallway which leads through to the 23ft open plan sitting / dining room - then through to an extended kitchen with cloakroom. A conservatory has covered the lower outside courtyard and steps arise from here into the raised garden. On the first floor you will find two double and one single bedroom as well as the family bathroom. The second floor contains the large 16 ft master bedroom.

The property benefits from a small front garden in addition to the raised rear garden. The rear garden is west facing so enjoys the best of the afternoon sunshine and also has a useful back gate and garden shed. Behind the rear garden are a selection of allotment plots and you are able to put your name on a waiting list if none are currently available.

Tenure: Freehold
Council Tax Band: C
EPC Rating: E





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