



OAKFIELD



Pelham Terrace, Lewes BN7 2DR

Asking Price £750,000



Pelham Terrace, Lewes BN7 2DR

We are delighted to present this charming Victorian terraced house to the open market, offered for the first time since new, having been owned by one family throughout its history.

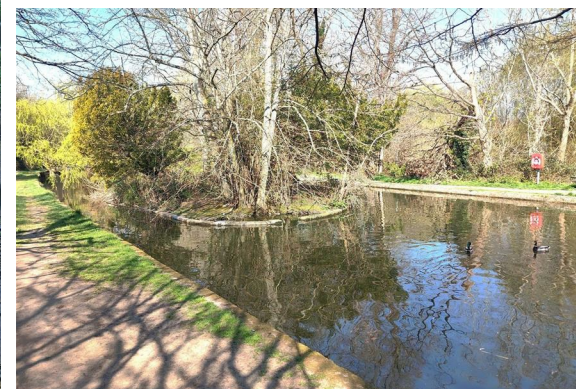
Currently arranged over two floors, the property offers excellent potential for a loft conversion and rear extension (subject to planning permission). The first floor features three double bedrooms, with the master bedroom enjoying stunning views over the Pells Pond and wetlands. A third bedroom and a separate W.C. are located off the half landing.

The ground floor retains beautiful period features, including an elegant front sitting room with a bay window and original fireplace. A rear dining room benefits from a southerly outlook, while the extended fitted kitchen leads to a rear lobby and the downstairs bathroom.

Outside, a long south-facing rear garden provides ample space for relaxation, and a front garden separates the house from the road. The property benefits from original character features and gas-fired central heating.

Pelham Terrace is a highly sought-after location in Lewes, offering picturesque views over the pond and wetlands. Despite its peaceful setting, it is just moments from the Pells open-air swimming pool and recreation ground. A pleasant riverside walk over Willeys Bridge leads to Tesco and Aldi superstores, while North Street and St. John's Hill provide quick access to Lewes' historic town centre with its independent shops, cafés, pubs, restaurants, and three supermarkets. The acclaimed Depot Cinema and Lewes mainline railway station (London Victoria in 65 mins, London Bridge in 90 mins, and Brighton in 15 mins) are also within easy reach.

This rare-to-market home presents a wonderful opportunity to secure a Victorian family residence with significant potential in one of Lewes' most desirable locations.





Kitchen

9'4 x 9'2 (2.84m x 2.79m)

Dining Room

11'4 x 9'6 (3.45m x 2.90m)

Sitting Room

13'0 x 11'6 (3.96m x 3.51m)

Bathroom

8'9 x 5'8 (2.67m x 1.73m)

Bedroom 1

15'0 x 13'0 (4.57m x 3.96m)

Bedroom 2

11'6 x 9'4 (3.51m x 2.84m)

Bedroom 3

11'4 x 9'8 (3.45m x 2.95m)

Council Tax Band - D £2,627 per annum

Floor Plan

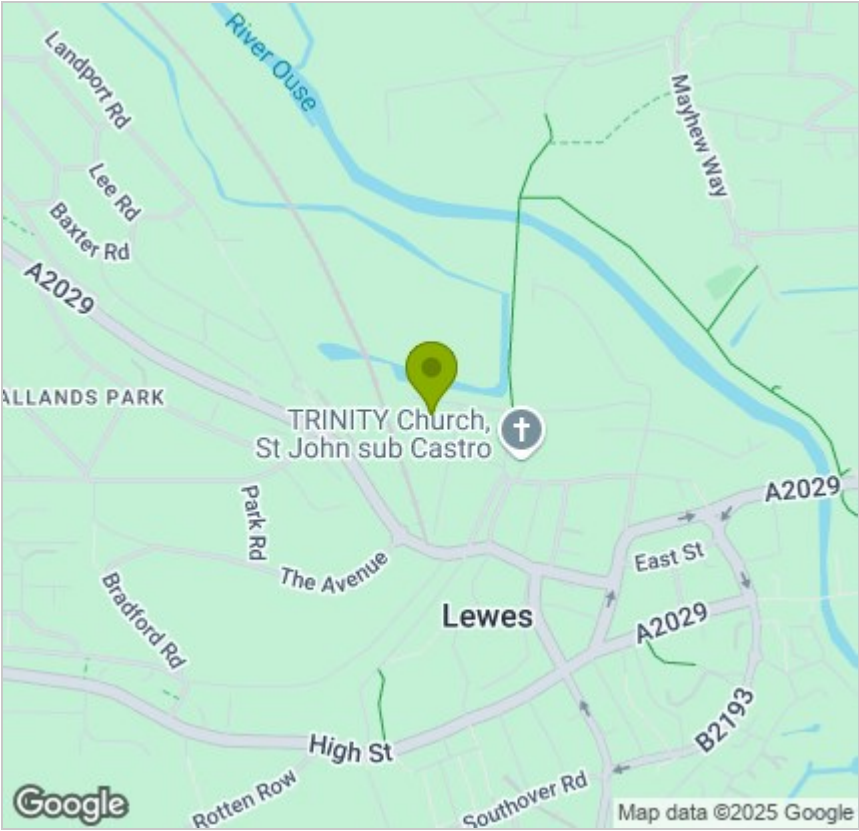


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

