



£875,000 freehold

3 Pelham Mews, Pelham Terrace, Lewes, East Sussex, BN7 2AA

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Overview...

An exceptional boutique development in the heart of the Pells area within Lewes town centre comprising of just 3 modern homes.

Number 3 Pelham Mews is an End of Terrace 3 Double Bedroom home boasting a Southerly Facing garden and Two Allocated Parking Spaces.

The property features a stunning open plan Living Kitchen Dining Room with dual sliding doors to the garden and an impressive sky lantern. There is a further Sitting Room on the ground floor and a Cloakroom.

To the first floor there is a stylish modern Family Bathroom and 2 Double Bedrooms one featuring a Balcony with far reaching views.

To the second floor there is a useful Study Landing and a generously sized Principal Bedroom with Juliet Balcony and beautiful EnSuite Shower Room.



The property...

Entrance Hall – Feature staircase with glass balustrade leading to first floor. Tiled floor with underfloor heating. Painted panelled doors to principal rooms. Window to side.

Sitting Room – Measuring a generous 18'5 x 9'6. Window to the front with views onto raised flower bed.

Kitchen / Dining Room – A stunning feature to the property boasting a high quality kitchen with handleless doors finished in a modern grey and complimented by quartz worksurfaces and incorporating a breakfast bar into the design. The room boasts a sky lantern, and impressive dual sliding doors with views and access to the garden. Tiled floor with underfloor heating.

Ground Floor Cloakroom – Modern suite comprising of wc and wash hand basin. Tiled floors and half tiled walls.

First Floor Landing – Painted panelled doors to principal rooms. Glass balustrade over stairs. Window to side.

Bathroom - Modern white suite comprising of a bath with shower over, with rainfall shower head and glass screen. Low level W.C. Wash hand basin set into a vanity unit. Modern tiled floor and walls. Window to rear.

Bedroom 3 – A double bedroom with window to the rear with elevated views over garden. Fitted wardrobe.





Property and Outside...

Bedroom 2 – Double bedroom with floor to ceiling window and glazed door to balcony with surprising views over treetops to the South Downs.

Second Floor Landing – A useful Study Landing with roof window, fitted cupboard. Door to;

Bedroom 1 – A generously sized bedroom with vaulted ceiling and juliet balcony. The juliet balcony features clear views over treetops to the South Downs. Door to;

EnSuite – A luxurious ensuite shower room comprising of a generously sized shower enclosure with glass screen and rainfall shower head, wc and wash hand basin set into a vanity unit. Tiled walls and floor. Window to rear.

Garden – Landscaped Southerly facing rear garden featuring a paved patio area adjacent to the property with an area of artificial lawn. Enclosed by modern fencing and benefitting from gated access to the side

Two Allocated Parking Spaces with facilities to charge an electric car. Use of a communal bicycle store and bin store.





Location...

Pelham Mews is a brand new boutique development located on Pelham Terrace in the heart of the Pells area of Lewes. Pelham Terrace is a beautiful tree lined road comprising of grand Victorian terraced homes overlooking the Pells wildlife pond. The Pells Open Air Swimming Pool and a Recreation ground with children's park can be found at the end of the road. Scenic walks along the river, Lewes High Street and Mainline Railway Station are all within easy walking distance of the front door.

The High Street is 0.3 miles away which offers an array of shops, restaurants and public houses. The Depot Cinema and Mainline Railway Station, which offers direct services to London and Brighton are just 0.4 miles away.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School with further education available in nearby Brighton and surrounding areas.



Tenure - Freehold

Upon completion of the last property sale a residents association will be created in order to secure the future upkeep of the communal areas such as the driveway, bin stores and planting.

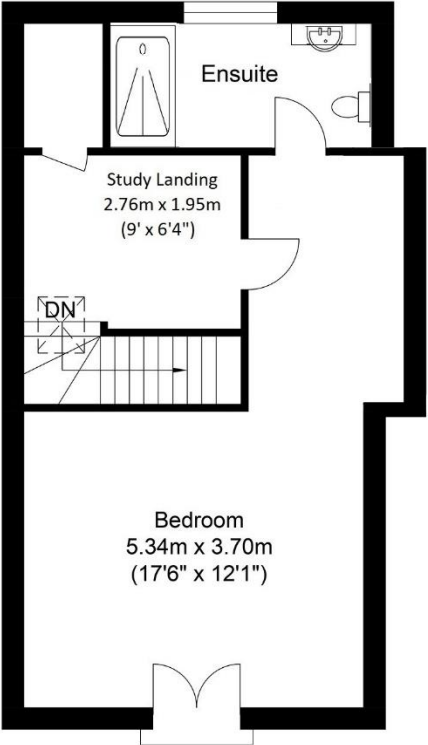
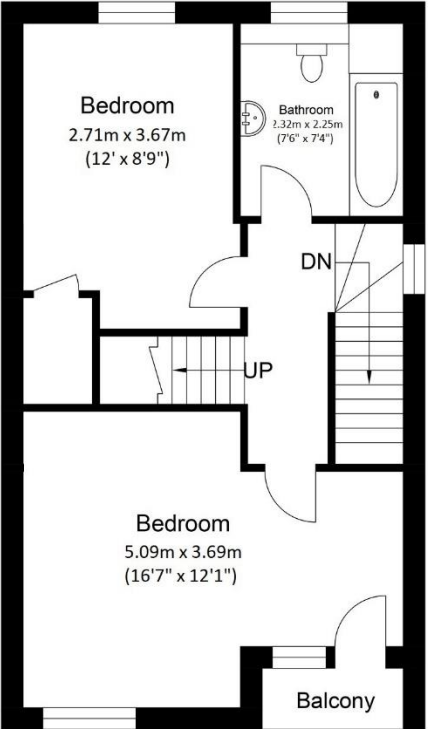
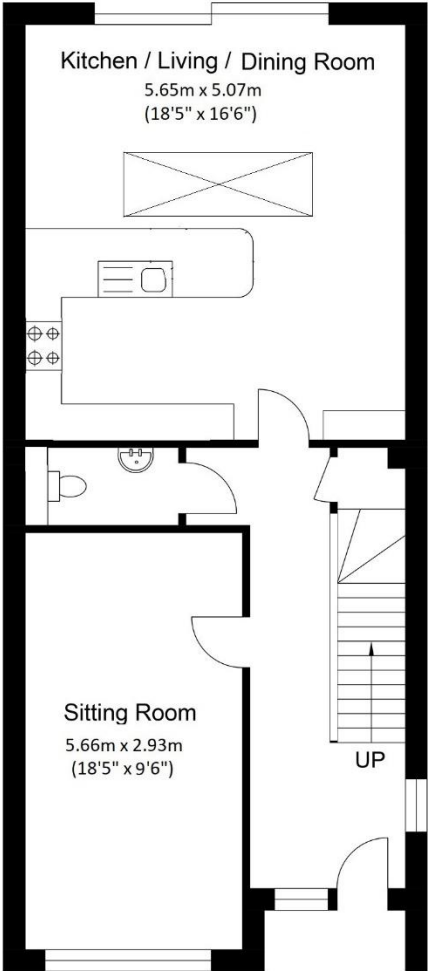
10 Year Building Warranty.

Gas Central Heating with Underfloor Heating in part - High Performance Double Glazing.

EPC Rating - TBC

Council Tax Band - To be rated

3 Pelham Mews



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