



£950,000 - £975,000

8 St Johns Terrace, Lewes, East Sussex, BN7 2DL

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Overview...

A beautifully presented 5 Double Bedroom townhouse located in the sought after Pells area of Lewes.

The property is conveniently located for Lewes High Street and Mainline Railway Station which is just 0.3 miles away.

The deceptively spacious home offers apx 1,854 sq ft of living accommodation arranged over five floors.

There are 3 generously sized double bedrooms arranged over the 1st and 2nd floors with access to 2 Bathrooms. There is a wonderfully elegant Sitting Room located to the ground floor boasting a feature fireplace and intricate ceiling corning.

To the lower ground floor there is a modern Shower Room and 2 further double Bedrooms, one benefitting from a Balcony with far reaching views.

To the garden floor is a superb bespoke fitted Kitchen Dining Room with Pantry and bi fold doors which open to the landscaped, Westerly Facing Garden.

No Onward Chain Viewings Highly Recommended



The property...

Approach – Original cast iron railings surround a paved path with red and black chequerboard tiled step to front door. Steps also lead down to lower ground floor and secondary entrance.

Entrance Hall with Entrance Porch – Stripped wood panelled doors to principal rooms. Stairs with wooden handrail and balustrade rising to first floor and leading down to lower ground floor.

Sitting Room – A beautifully presented through room measuring a generous 26'1 x 12'7. The Sitting Room benefits from being dual aspect with a bay window to the front and double glazed sash window to the rear, with elevated views over the Pells area. Many character features have been retained, including ornate ceiling cornicing, ceiling roses, picture rail and exposed floorboards. The Sitting Room further benefits from a feature fireplace with stone mantle and surround.

Bathroom – Positioned on the half landing, a sumptuous bathroom suite comprising of a gorgeous roll top bath, wash hand basin and wc. Traditional metro style tiled walls at half level, finished in a modern grey. Pair of modern sash windows to the rear. Heated towel rail.

First Floor Landing – Sash window to the rear on half landing and stripped wood panelled doors to principal rooms. Stairs with wooden handrail and balustrade continue to second floor.

Bedroom – A generously sized double bedroom with bay window to the front. Ornate ceiling coving, fitted wardrobe, exposed floorboards and feature fireplace.



The property...

Bedroom – A comfortable double bedroom with sash window to the rear and far reaching leafy views across the Pells area. Feature fireplace.

Second Floor Landing – Roof window. Fitted cupboard with double doors. Door to;

Bedroom – Top floor double bedroom enjoying natural light from a sash window to the front and roof window to the rear, boasting elevated views across the Pells area. Eaves Storage to the front and rear and a pretty ornate fireplace. Door to;

EnSuite Shower Room – Traditional white suite comprising of a corner shower enclosure, wc and wash hand basin. Painted tongue and groove walls at half level, heated towel rail and modern roof window.

Lower Ground Floor Hall – Stripped wood panelled doors to principal rooms. Stairs continue down to Garden Floor. Secondary Entrance leading outside and to a useful store area.

Bedroom – A surprisingly light and bright double bedroom room with bay window to the front. Fitted wardrobes and fitted shelves to chimney alcoves.

Bedroom/Reception – A comfortable double bedroom or further Reception Room boasting a Balcony with elevated views over the garden. Fitted cupboards with panelled doors. Exposed floorboards.

Shower Room – Situated on the half landing. A gorgeous modern shower room with generously sized shower enclosure with adjustable shower head, wc and wash hand basin. Modern tiled walls at half level. Sash window to rear. Heated towel rail.





The property & Outside...

Garden Floor – Stairs with glazed balustrade leading down to oak panelled door opening to;

Kitchen Dining Room – A beautiful bespoke fitted kitchen finished in a modern blue for the base units and clean off white for the wall cupboards. The kitchen is complimented by white quartz and dark walnut block wood worksurfaces and incorporates an island. The kitchen offers superb storage including a cleverly designed and discreetly placed Walk-In Pantry cupboard. The kitchen is open plan to the Dining Area which boasts bi-fold doors which open to the garden.

Garden – A Landscaped Westerly facing garden with an extensive decked terrace with garden storage below. Steps then meander through flower beds to the remainder of the garden which provides privacy and speckled shade from mature plants and shrubs including a neighbours beautiful Magnolia Tree. Timber built garden shed.

Modern Gas Central Heating – Mostly Double Glazed including Double Glazed Sash Windows

EPC Rating – D

Council Tax Band - E



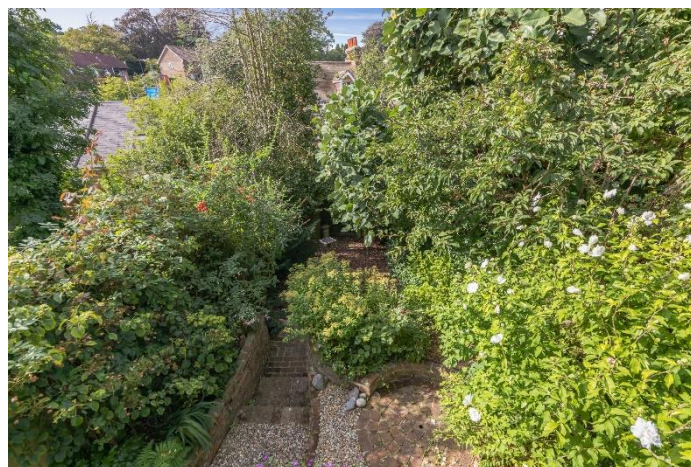
Location...

St Johns Terrace is a seldom used road located in the heart of the desirable Pells area of Lewes. The Pells Pond and Open Air Swimming Pool can be found at the end of the road off of St Johns Hill with Mount Pleasant located at the other end of the road which leads to the historic High Street and in turn the Mainline Railway Station. Scenic walks along the river and two large public recreation grounds both with children's playgrounds are all within easy walking distance of the front door.

The High Street is 0.2 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 0.3 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.



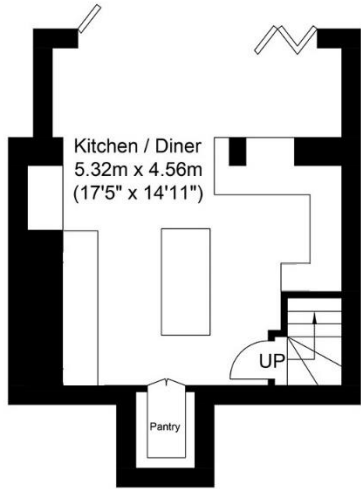


Directions...

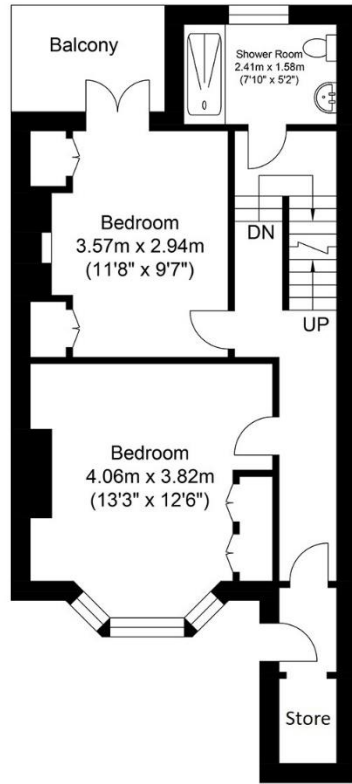
Located in the heart of the Pells area of Lewes on St Johns Terrace. The property is conveniently located between Lewes High Street and the Pells open air Swimming Pool.

Property Postcode – BN7 2DL

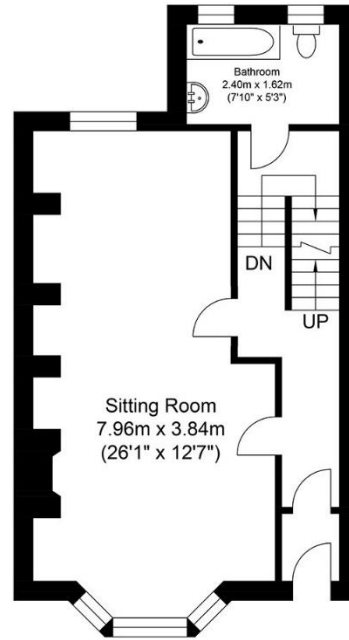
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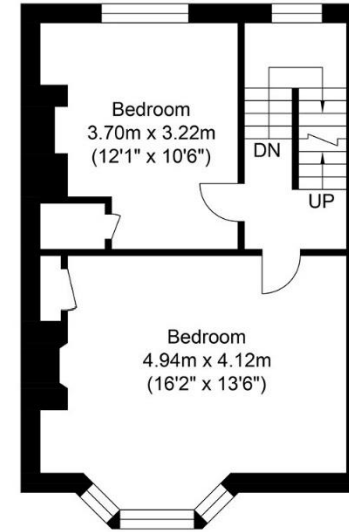
Garden Floor
Approximate Floor Area
288.79 sq ft
(26.83 sq m)



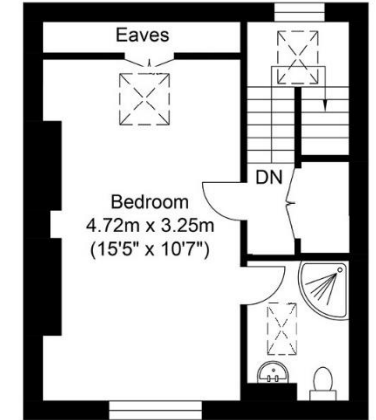
Lower Ground Floor
Approximate Floor Area
451.65 sq ft
(41.96 sq m)



Ground Floor
Approximate Floor Area
423.55 sq ft
(39.35 sq m)



First Floor
Approximate Floor Area
379.96 sq ft
(35.30 sq m)



Second Floor
Approximate Floor Area
310.64 sq ft
(28.86 sq m)

Approximate Gross Internal Area = 172.30 sq m / 1854.62 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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