



£625,000 offers in excess of  
9 Talbot Terrace, Lewes, East Sussex, BN7 2DS

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## Overview...

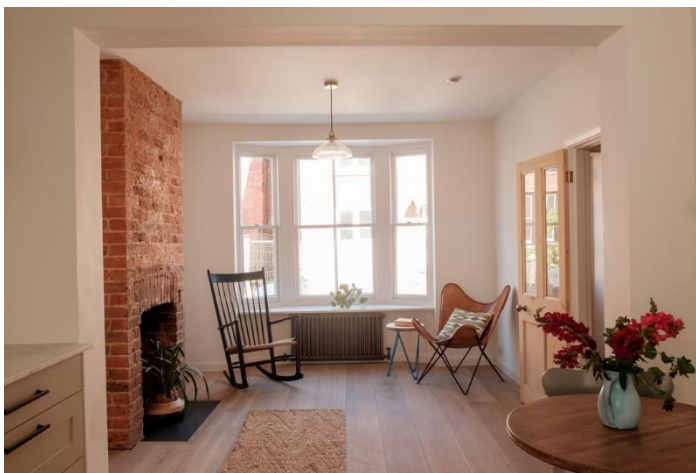
A great opportunity to purchase a newly renovated Victorian home located in a non through road in the popular Pells area of Lewes.

Located just 0.2 miles from the High Street and benefitting from the Pells Open Air Lido just around the corner from the front door.

The 3 bedroom property has been extensively refurbished and modernised throughout boasting an Open Plan Living, Kitchen Dining Room with a gorgeous oak wood floor, exposed brick built chimney and generous bay window. Completing the ground floor accommodation is a Utility Room and Cloakroom.

Upstairs to the first floor we find a beautiful Bathroom with bath and separate shower enclosure and 2 Bedrooms each with wardrobes and exposed floorboards. The loft has been recently developed to create a further Double Bedroom which enjoys views over the garden.

The Westerly facing garden is of a generous size and noticeable private making an ideal space to enjoy and entertain.



# The property...

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**Entrance Hall-** Exposed wood floors, stairs to first floor, stripped wood panelled door to-

**Open Plan Living Kitchen Dining-** Measuring a generous 21'05 and boasting dual aspect natural light and gorgeous natural wood floors.

**Living Room-** Centred around an exposed brick chimney breast with stone hearth. Bay window to the front comprising of three sash windows with views along Talbot Terrace. Column radiator.

**Kitchen Breakfast Room-** Modern fitted kitchen comprising of a range of cupboards and drawers and finished in Little Greene paint and complimented by marble worksurfaces. Sash window to the rear with views extending into the garden. Painted tongue and groove wall with recess, and larder cupboard. Panelled door to;

**Utility Room-** Bespoke fitted cupboards with space for appliances. Reclaimed butler sink, window to the rear and glazed door providing access to the garden. Door to;

**Cloakroom** - Modern suite comprising of wc. Painted panelled wall.

**First floor Landing-** Wooden handrail and balustrade over stairs. Stairs continue to second floor.

**Bathroom-** A gorgeous bathroom suite comprising of a shower enclosure with glass screen and door and with rainfall shower head. There is a bath, wc and large Victorian wash hand basin, heated towel rail and all complimented by a modern Bert and May tiled floor and surrounds

**Bedroom 3-** A generous double bedroom with rear aspect sash window and views over the garden. Stripped floorboards, fitted wardrobe with double doors.





## *Property and Outside...*

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**BEDROOM 1-** A good size double bedroom with a pair of sash windows providing elevated views along Talbot Terrace. Exposed stripped wood floorboards.

**SECOND FLOOR** - Stairs lead to;

**BEDROOM 2-** A dual aspect bedroom with roof window to the front and dormer window to the rear enjoying elevated views over the garden.

### **OUTSIDE**

**Rear Garden-** A generously sized garden of an enviable Westerly aspect. The garden provides two patio areas, one paved and one laid to shingle with a well stocked flower bed in between. The garden does not back onto other properties which makes for a particularly private garden to enjoy and to entertain. There is a brick built **store cupboard** and a pathway which leads through the garden to gated rear access. The rear access provides useful access for bicycles but also opens to an additional area of garden which is rented for just £80 per annum. This area of garden is currently laid to grass and enclosed by fenced and hedged borders and would make a wonderful vegetable garden.



## Location...

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**Talbot Terrace** is a non through 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 Pelham Terrace and steps lead up from Talbot Terrace to Mount Pleasant which leads via the Castle grounds 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 0.4 miles away.

Lewes is a popular choice for families with popular state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

Lewes hosts many sports clubs including football, rugby, cricket, tennis, golf, stoolball, cycling and athletics.

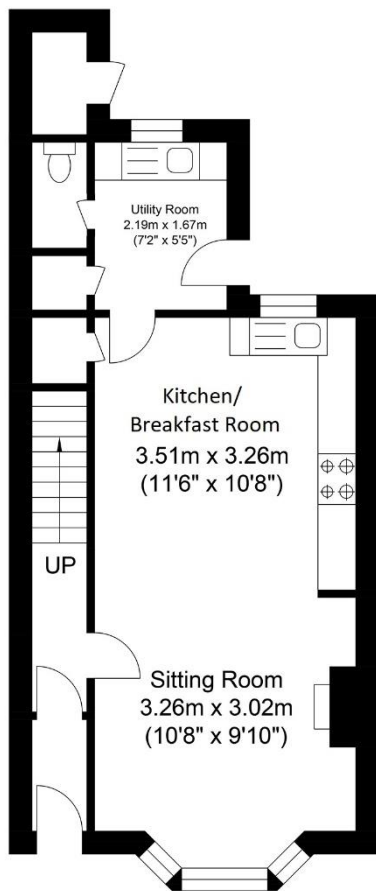


Tenure – Freehold

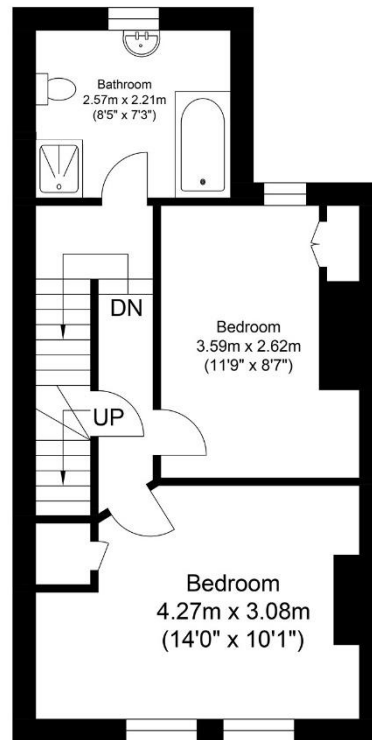
Newly Installed Gas Central Heating

EPC Rating – D

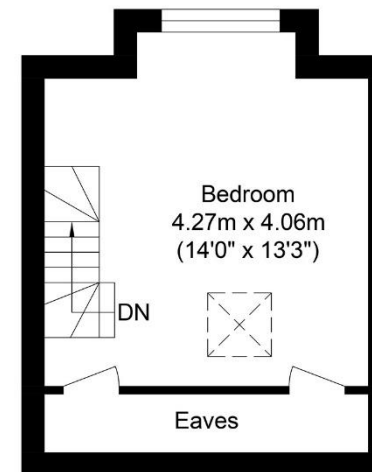
Council Tax Band – C



Ground Floor  
Approximate Floor Area  
394.82 sq ft  
(36.68 sq m)



First Floor  
Approximate Floor Area  
375.01 sq ft  
(34.84 sq m)



Second Floor  
Approximate Floor Area  
277.17 sq ft  
(25.75 sq m)



Approximate Gross Internal Area = 97.27 sq m / 1047.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**  
email: [lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)  
web: [mansellmctaggart.co.uk](http://mansellmctaggart.co.uk)

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