



£695,000 guide price

St Johns Row, Talbot Terrace, Lewes, East Sussex, BN7 2DS

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Overview...

An architecturally sympathetic new build development within the Pells Conservation Area of Lewes, comprising of three townhouses traditionally designed to compliment the streetscape whilst incorporating modern technology, such as air source heat pumps, to maximise energy efficiency.

St John's Row, are three storey houses each with four double bedrooms, a family bathroom and a generously sized shower room. Numbers 1 and 3 benefit from a private side entrance door, side access to the rear garden and space for parking. The interiors have been designed to combine classic style with contemporary specification including underfloor heating throughout the ground floors.

Numbers 1 and 3 feature a generous kitchen/dining room which is fully fitted with porcelain white, shaker cabinet doors, a ceramic Belfast sink and integrated appliances with ample space for a family dining table. Number two differs slightly featuring an Entrance Hall leading to a Kitchen Breakfast Room of the same high-quality specification.

The spacious living rooms have double doors opening to a patio area and garden laid to lawn. There is a ground floor cloakroom with wall mounted toilet and heated towel rail.

To the first floor, there are two generously sized double bedrooms and an elegant landing leading to a family bathroom.

The second floor consists of a further two double bedrooms with shared use of a large shower room and a light open landing with numbers 1 and 3 benefitting from side windows and number 2 from a roof window.

Numbers 1 and 3 are available for £700,000 - £750,000

Number 2 is available for £685,000 - £725,000



The property...

Entrance Hall- Painted shaker panelled doors to the principal rooms, engineered oak flooring, under floor heating, stairs with painted wooden handrail and balustrade to first floor.

Sitting Room- A light and spacious room, measuring 18'5 x 11'3 and featuring painted timber double glazed doors with windows either side providing outlook and access to the rear garden. The room also benefits from under floor heating, engineered oak flooring, downlighters and an understairs storage cupboard.

Kitchen Dining Room- The generous kitchen/dining room is positioned to the front of the house with a view to Talbot Terrace. The kitchen is fully fitted with porcelain white shaker cabinet doors, a ceramic Belfast sink with Crosswater satin chrome mixer tap and integrated appliances including a Rangemaster oven and hob, dishwasher, fridge and freezer. Finished with quartz worksurfaces and ceramic brick tiled splashbacks. There is an ample area for a family dining table and under floor heating, engineered oak flooring, downlighters and a pendant for lampshade. The Kitchen for number 2 St Johns Row differs slightly with the kitchen designed in an L Shape and is presented as a Kitchen Breakfast Room.

Ground Floor Cloakroom- Roca white ceramic sanitary ware comprising a wall mounted toilet and wash hand basin, engineered oak flooring and heated towel rail.

First floor Landing- An elegant landing, stairs with wooden handrail and balustrade continuing to second floor. Painted shaker panelled doors to principal bedrooms, energy efficient radiator and pendant for lampshade. Neutral carpet throughout.





The property...

Bathroom- A family bathroom with white ceramic brick tiling, Roca wall mounted basin and toilet complimented with Crosswater satin chrome taps and fittings. Overhead fixed shower and handset with diverter plus glass screen over panelled bath. Soft grey floor tiles, heated towel rail and recessed mirror with downlighters.

Bedroom 1- A large double bedroom with double glazed timber casement window overlooking the rear garden. Neutral fitted carpet, energy efficient radiator and downlighters.

Bedroom 2- A light double bedroom with double glazed timber casement window overlooking Talbot Terrace. Neutral fitted carpet, energy efficient radiator and downlighters.

Second floor landing- A light and airy landing with casement window and rooftop view to St John's Sub Castro Church. Painted shaker panel doors to bedrooms, energy efficient radiator and pendant for lampshade. Neutral carpet throughout. Number 2 differs slightly by having a roof window instead of a casement window.

Bedroom 3- A comfortable double bedroom with skieling feature, dormer window and rooftop view across Talbot Terrace. Neutral fitted carpet, downlighters and energy efficient radiator.

Bedroom 4- A further double bedroom with skieling feature, dormer window and view to St John's Sub Castro Church. Neutral fitted carpet, downlighters and energy efficient radiator.

Shower Room- A generously sized shower room with white ceramic brick tiling, Roca wall mounted basin and toilet complimented with Crosswater satin chrome taps and fittings. Walk in shower, overhead fixed shower and handset with diverter plus glass screen. Soft grey floor tiles, heated towel rail and recessed mirror with downlighters.





Outside and Location...

Rear Garden- The properties boasts generously sized rear gardens, especially when considering the central location. The gardens feature a paved patio and are otherwise laid to lawn and enclosed by newly installed fenced boundaries. Numbers 1 and 3 benefit from gated access to the side and rear and number 2 features rear access. The rear access provides access to the bike store and bin store and a raised area of garden suitable for planting.

Driveway – Numbers 1 and 3 benefit from the rare advantage of Off Street Parking suitable for smaller vehicles.

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 regular direct services to London, Gatwick 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.

This county town hosts many sports clubs including football, rugby, cricket, tennis, golf, stoolball, cycling and athletics to name a few.

Tenure – Freehold

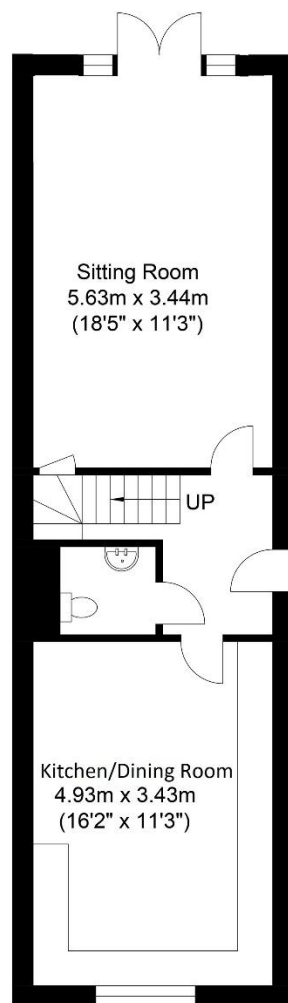
New Build – 10 Year Warranty

Air Source Heat Pump - Central Heating with ground floor underfloor heating – Double Glazing.

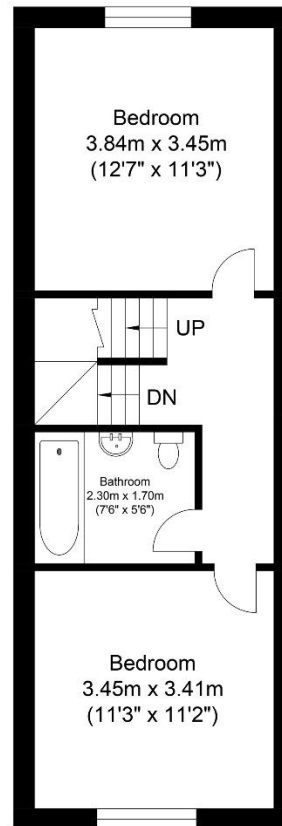
EPC Rating – B

Council Tax Band – Yet to be Rated

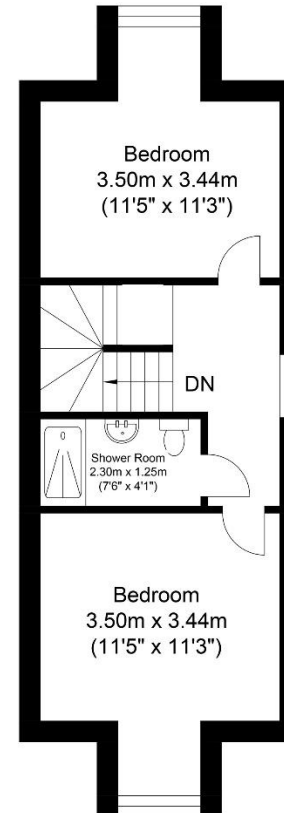




Ground Floor
Approximate Floor Area
481.79 sq ft
(44.76 sq m)



First Floor
Approximate Floor Area
413.11 sq ft
(38.38 sq m)



Second Floor
Approximate Floor Area
355.10 sq ft
(32.99 sq m)

Approximate Gross Internal Area = 116.13 sq m / 1250.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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