



Talbot Terrace, Lewes, East Sussex, BN7 2DS

Asking Price £635,000

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Beautifully refurbished Victorian property in central Lewes offering 3 bedrooms, Open plan Lounge/dining/kitchen, column radiators, and exceptional insulation upgrades. Perfect blend of period elegance and modern comfort.

The Property

Stunning three bedroom Victorian home situated on Talbot Terrace in the desirable Pells area. This property has been meticulously extended and refurbished to an exceptional standard, seamlessly combining its period charm with modern upgrades to create something special.

Upon entering the home, you are greeted by an open and airy ground floor layout that showcases the thoughtfully designed living areas. The two reception rooms are open and provide versatile spaces for both relaxation and entertaining, featuring beautifully crafted timber double glazed sliding sash windows that fill the rooms with natural light. The carefully restored period details, alongside modern gas central heating and elegant column radiators, ensure a warm and comfortable living environment throughout the year.

At the heart of the home is a newly installed Shaker style kitchen. Finished to the highest standard, it features stunning Quartz worktops, a range cooker, and ample storage. This space blends functionality and style, making it ideal for both everyday use and hosting gatherings. Also on the ground floor is a convenient utility area and a downstairs WC, adding practicality to the property's thoughtful layout with built in washing machine and tumble dryer.

Upstairs, the property offers three generously sized bedrooms, each designed with comfort and practicality in mind. Built in storage solutions maximise the use of space while maintaining the home's clean and elegant aesthetic. The family bathroom is well appointed with under floor heating and complements the overall high quality finish of the property.

A noteworthy feature of this home is the original loft conversion, which has been fully insulated as part of the refurbishment. This upgrade not only enhances energy efficiency but also amplifies the overall comfort of the property. The use of high quality insulation materials underscores the meticulous attention to detail that has been applied throughout the renovation process.

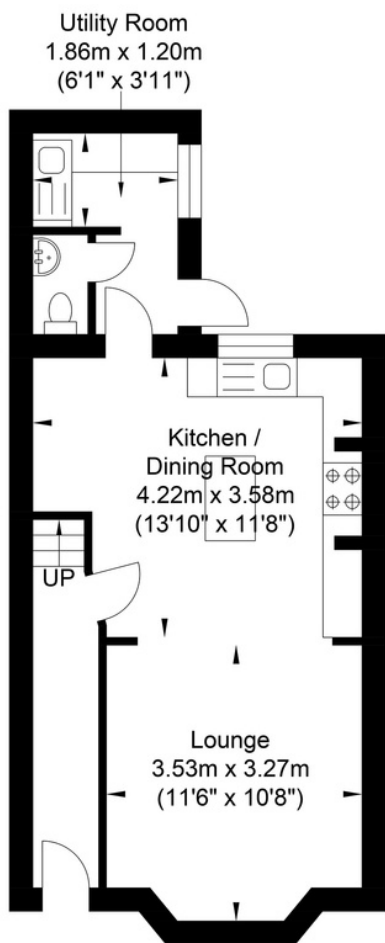
Externally, the property retains its quintessential Victorian façade, offering timeless kerb appeal in one of Lewes's most central and convenient locations. Talbot Terrace is well regarded for its proximity to local amenities, excellent schools, and transportation links, all of which add to the property's desirability. The popular Pells area offers a vibrant community atmosphere, with the Pells Pool and park just a short stroll away.

Whether you are looking for a stylish family home or a refined space to enjoy the best of Lewes living, this property is a rare find. The combination of period features, contemporary upgrades, and an unbeatable central location make it a must-see and there is no onward chain.

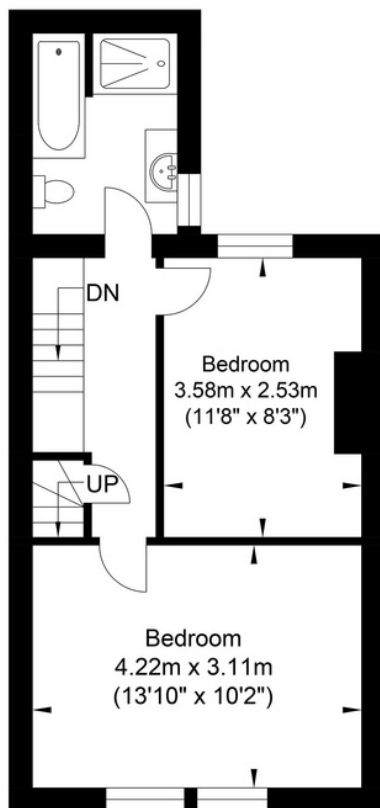
The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.

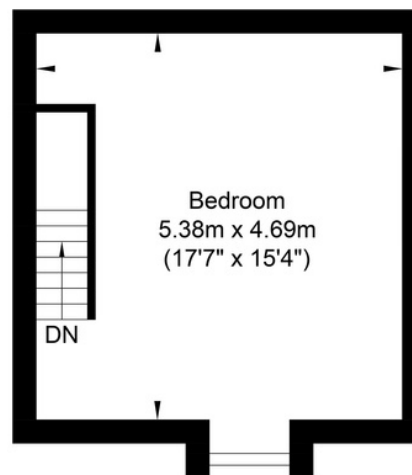




Ground Floor
Approximate Floor Area
373.50 sq ft
(34.70 sq m)



First Floor
Approximate Floor Area
365.65 sq ft
(33.97 sq m)



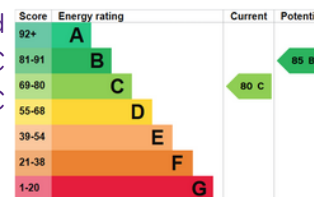
Second Floor
Approximate Floor Area
254.88 sq ft
(23.68 sq m)

Approximate Gross Internal Area = 92.35 sq m / 994.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Energy Performance Certificate

Tenure: Freehold
Council Tax Band: C
EPC: C



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