



£600,000 Guide Price

Holbrook, Toronto Terrace, Lewes, East Sussex, BN7 1DX

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Overview...

A great opportunity to purchase this beautifully presented and newly renovated 3 bedroom family home situated in the sought after Pells area of Lewes, with easy access to the town centre and local schools.

This super property has undergone an extensive program of improvement works and now boasts spacious accommodation finished in a contemporary style. This property further presents an exceptionally rare position, with gorgeous, uninterrupted views across the Townscape and Lewes Castle. With an open front aspect this property displays far-reaching views across protected land, ensuring this unique setting will remain unchanged; creating the perfect combination of position, privacy and outlook.

There is a bright entrance hall with ground floor W.C., generous front aspect sitting room opening into a sizeable dining room and includes a wonderful, dual-aspect kitchen, with direct access to the rear garden. On the first floor is the bathroom, refitted with a modern white suite and two good size double bedrooms. There is also a converted loft room to make a light third bedroom.

Outside, the property boasts a generous courtyard garden with of paved areas and shingle. Parking is permitted in the street.



The property...

ENTRANCE HALL- Front door, stripped and painted floorboards with door to open plan sitting/dining room

CLOAKROOM/W.C.- Laminate flooring, wash hand basin with mixer tap and vanity unit below, low-level wc

SITTING ROOM- A great front aspect space with an expansive double-glazed bay window, featuring a brick fireplace recess and stripped and painted floorboards. This opens into-

DINING ROOM- A beautifully bright room with stripped and painted floorboards, rear aspect double glazed windows overlooking the rear garden with space for a dining table, opening into the-

KITCHEN- A naturally bright, dual-aspect space with a newly fitted modern kitchen, comprising flush fronted, handleless wall and base units and complementary marble work surfaces. Sink with matte mixer tap and expansive rear aspect double-glazed window. 4 ring gas hob with chimney style cooker hood above and integrated oven below. Integrated fridge freezer and dishwasher, with space for a washing machine.

FIRST FLOOR LANDING- Stripped and painted floorboards with doors to principal rooms and stairs to second floor

BEDROOM- A great size double bedroom featuring a front aspect double glazed bay window, flooding the room with natural light and providing beautiful far-reaching views across Lewes and of Lewes Castle. The room also boasts an ornate feature fireplace with a detailed cast iron surround and slate hearth. Built in wardrobe and stripped and painted floorboards





Property and Outside...

BEDROOM- Good sized double bedroom featuring built in wardrobes and rear aspect double-glazed window overlooking the rear garden

BATHROOM- A beautifully refitted modern suite comprising a stand-alone bath with shower head attachment, walk in shower with glass screen, wash hand basin with mixer tap, low-level wc and chrome heated towel rail. This suite further benefits from tiled flooring and herringbone style tiled walls and an obscured double-glazed window



BEDROOM- At the top of the house is a newly converted loft room that nicely fits a double bed. It features vaulted ceilings and eaves storage with two Velux windows providing plenty of natural light.

REAR GARDEN- A deceptively generous garden at the rear of the property, access from the kitchen. Mainly paved patio it is surrounded by shingle where a variety of trees and plants reside. Surround by a brick wall, this private garden also benefits from private gated rear access.

PARKING- On street permit parking



Location...

Toronto Terrace is located in the beautiful Pells area of Lewes and is superbly located for the town centre and Mainline Railway Station with direct trains to London, Brighton and Gatwick.

Just a short stroll away, the High Street features an array of independent shops, inviting restaurants, local breweries, and picturesque riverside walks. Rich in heritage, the town is home to historic treasures including Lewes Castle, the Priory ruins, and Anne of Cleves House.

The Pells outdoor swimming pool is within striking distance and The Depot Cinema is also nearby offering local food and drink 7 days a week.

Lewes is the county Town of East Sussex, nestling within the South Downs National Park and offers wonderful opportunities for walking, cycling and recreation. With only 9 miles to the Sussex coastline and the city of Brighton this is the perfect location and provides excellent recreational and cultural facilities.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

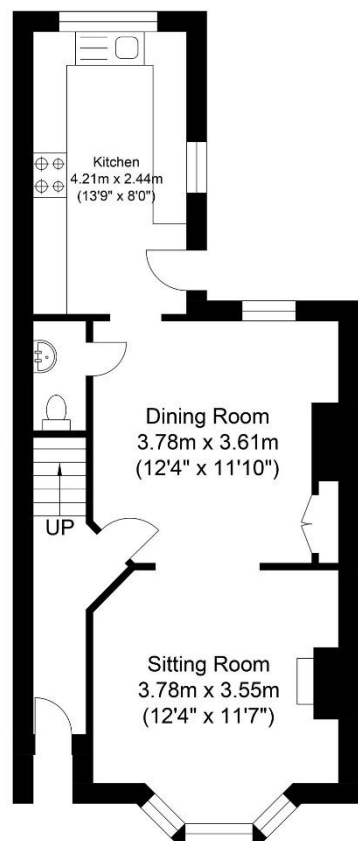
Tenure - Freehold

Gas central heating

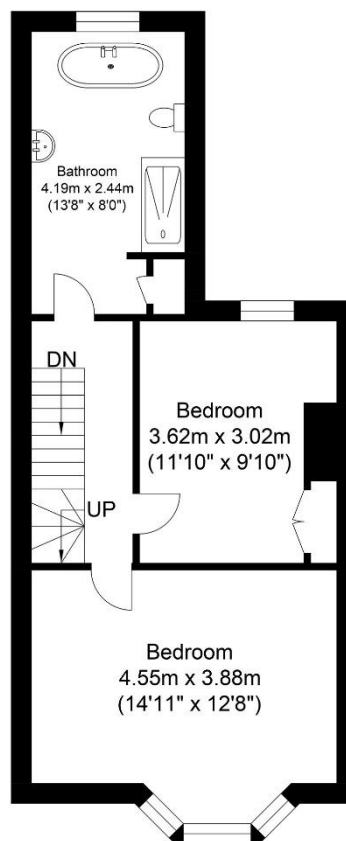
Double Glazing.

EPC Rating - TBC

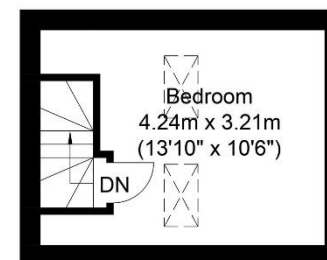
Council Tax Band - C



Ground Floor
Approximate Floor Area
446.91 sq ft
(41.52 sq m)



First Floor
Approximate Floor Area
453.91 sq ft
(42.17 sq m)



Second Floor
Approximate Floor Area
146.49 sq ft
(13.61 sq m)

Approximate Gross Internal Area = 97.30 sq m / 1047.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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