



OAKFIELD



Talbot Terrace, Lewes, BN7 2DS

Price Guide £700,000



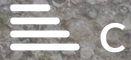
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Talbot Terrace, Lewes, BN7 2DS

*** GUIDE PRICE £700,000 - £750,000 ***

A charming and much loved three bedroom terraced home, positioned in the highly desirable Pells area of Lewes, and offered chain-free.

This delightful period property has clearly been cherished by the current owner, offering a warm and welcoming feel from the moment you step inside. Set within one of Lewes' most characterful and sought after locations, the house blends period charm with thoughtful improvements. As an added benefit, the current owner is in the process of having all of the property's timber windows professionally refurbished.

The accommodation is arranged over three floors. To the front is a cosy sitting room, while to the rear the home opens into a beautifully extended, handcrafted kitchen, full of character and leading directly onto the patio garden.

Open to the kitchen is a charming snug centred around a log burner, creating a wonderful social space for everyday living or entertaining. The ground floor also benefits from a convenient WC.

Upstairs are three bedrooms arranged across the upper floors, offering flexible accommodation for family living, guests, home working or hobbies.

Outside, the private courtyard-style patio provides a peaceful space for morning coffee, potted plants or evening drinks.

The Pells is one of Lewes' most desirable areas, renowned for its attractive period homes, strong community and excellent access to the town centre. Nearby are the historic Pells Pool, local green spaces, independent shops, cafés and restaurants, while the South Downs are within easy reach for those who enjoy the outdoors.

A beautifully cared for home in one of Lewes' most sought after locations.





Living Room

11'0" x 11'0" (3.35m x 3.35m)

Dining Room

14'5" x 11'7" (4.39m x 3.53m)

Kitchen/Breakfast Room

14'4" x 12'6" (4.37m x 3.81m)

Cloakroom

Bedroom One

14'4" x 11'0" (4.37m x 3.35m)

Bedroom Two

13'2" x 9'3" (4.01m x 2.82m)

Bedroom Three

13'3" x 9'10" (4.04m x 3.00m)

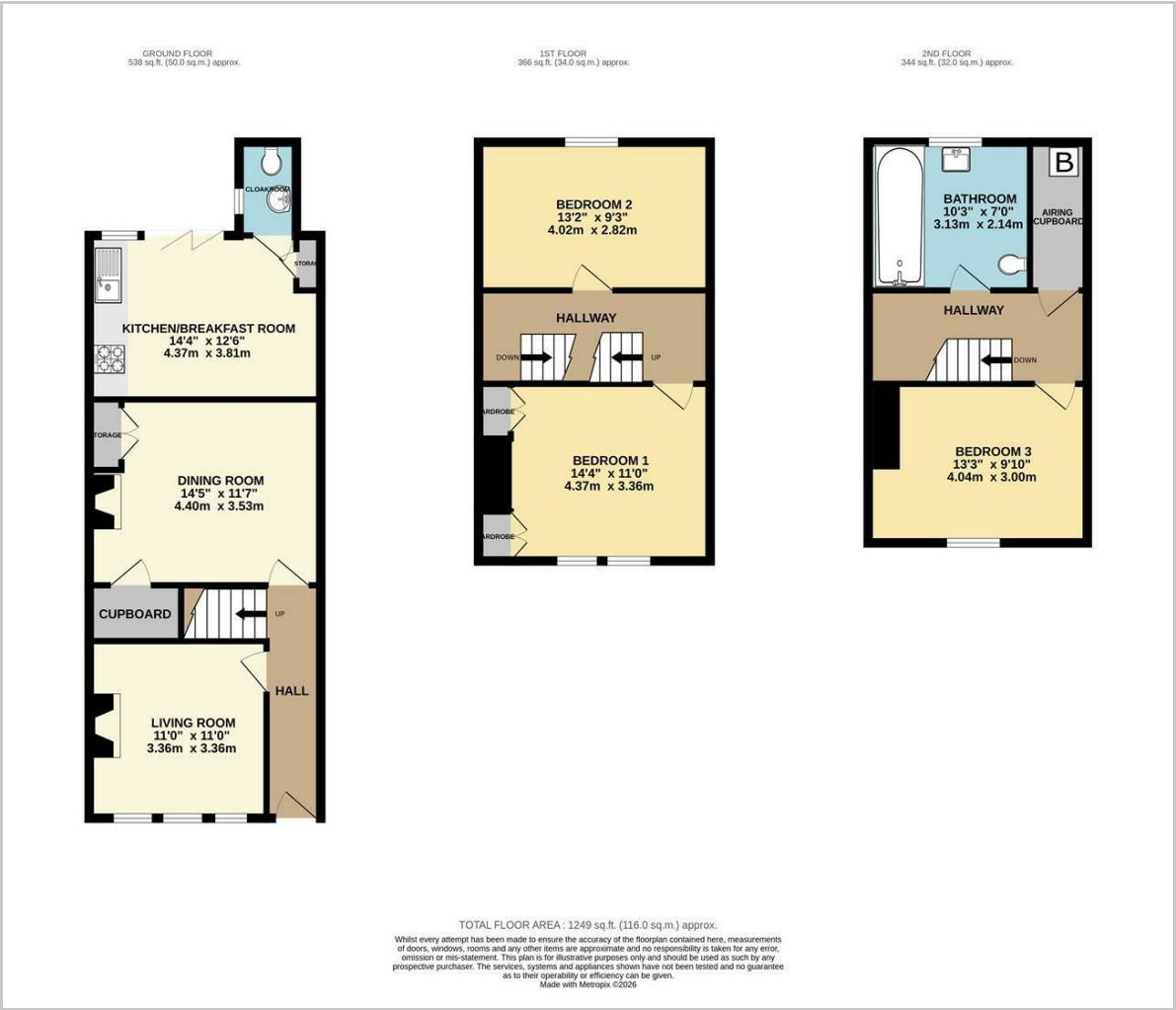
Bathroom

10'3" x 7'0" (3.12m x 2.13m)

Council Tax band D - £2,756.17 Per Annum



Floor Plan



Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

