



Toronto Terrace, Lewes

****GUIDE PRICE £600,000 - £625,000**** We are pleased to present a charming three bedroom Victorian terrace house in the much sought after Pells area of Lewes. The current owners have thoughtfully modernised and extended to retain the character features and charm, whilst adding on trend styling and convenience. The property benefits from a converted loft creating a third bedroom, and also a downstairs cloakroom. The sunny south facing courtyard garden offers unexpected privacy in comparison to many town gardens.

The Pells area is highly popular for its character properties, lack of through traffic, outdoor swimming pool, ornamental lake, and recreation ground. Being only a very short walk from Lewes High Street and the mainline railway station, as well as countryside walks to Hamsey balances access to amenities and green spaces on your doorstep.

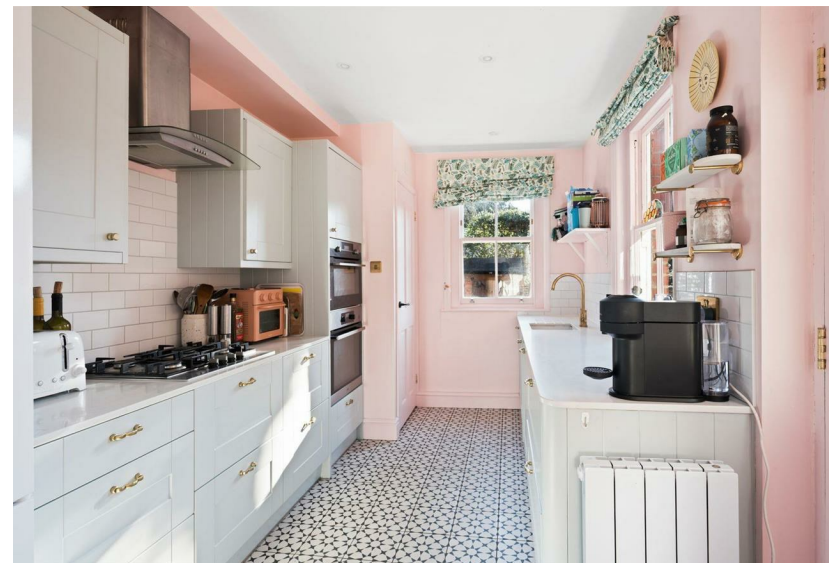
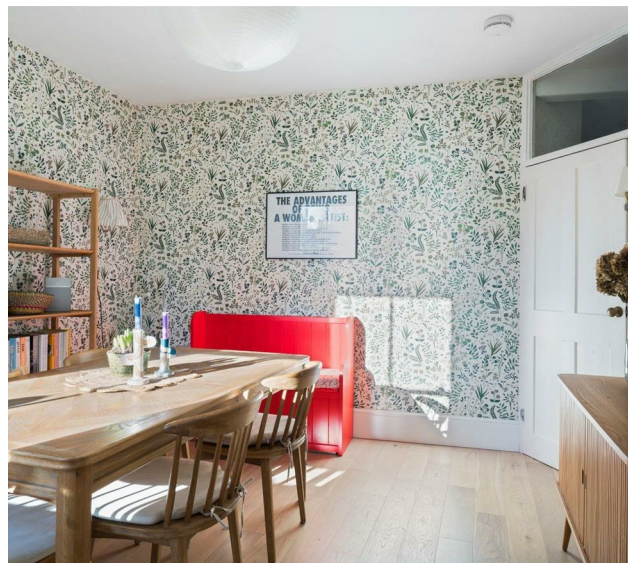
Lewes town offers an excellent range of facilities. There is an abundance of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities and an independent cinema less than 15 minutes away on foot. There are many highly regarded primary schools, Priory Secondary School and also Sussex Downs College in walking distance. The internationally recognised Glyndebourne Opera House is also only four miles from Lewes town.



Traditionally laid out, you step into the property's entrance hallway which has doors to the sitting room at the front, dining room at the back and stairs ascending to the first floor.

The 13sqft sitting room centres around a wood burning stove set into the chimney and features large sash windows and high ceilings. The separate dining room comfortably seats 6 and offers views over the rear garden, understairs storage, and access to the kitchen. The dual aspect kitchen is fitted with wall and base units, quartz worktops, integrated oven and dishwasher and space for a tall fridge/freezer. There is a door providing access to the rear garden and a useful WC.

Upstairs on the first floor, bedroom one offers triple sash windows overlooking the front of the property and three double fitted wardrobes for ample storage space. Bedroom two enjoys rooftop views over the Pells area. The family bathroom is especially generous with a dual aspect and contains a modern white suite comprising of a bath, separate shower cubicle, wash hand basin and low level WC. There is also ample space and plumbing for a washing machine, tumble dryer and clothes rack. The third bedroom is found on the converted second floor and could also make a lovely office space.



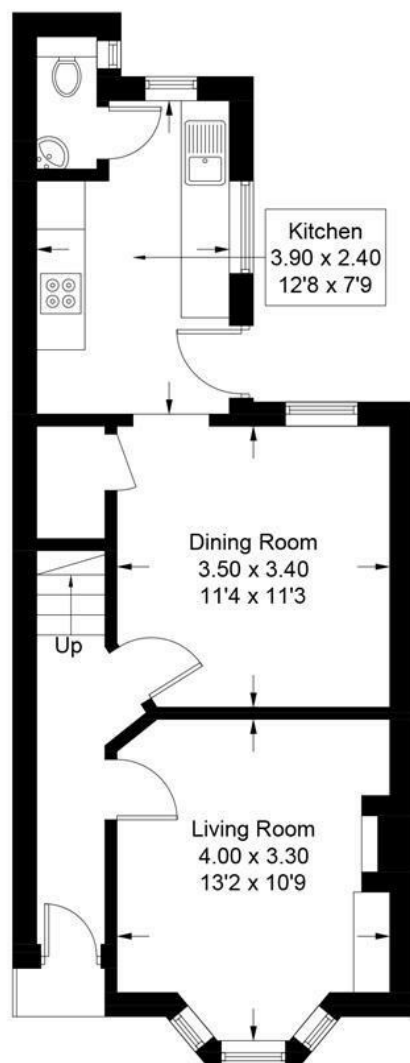
Externally, the courtyard garden has space for seating and an abundance of sunshine being desirably south facing. It is particularly private with mature planting and further benefits from a timber-built garden shed.

Additional features in this property are exposed floorboards and wood panelling, gas central heating and modern secondary glazing in part. Internal viewing is highly recommended, please contact our office today by phone or email to arrange your appointment.

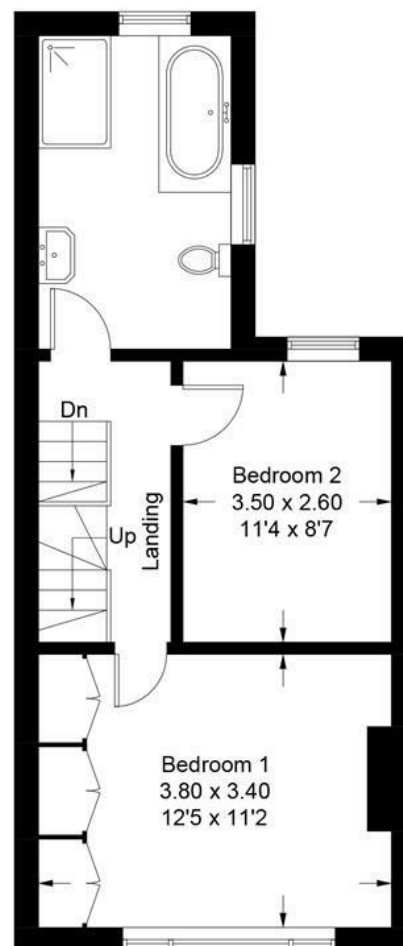
- Three Bedroom Victorian Terraced House
- Exposed Timber Floors and Panelling
- Wood Burning Stove
- Useful Downstairs WC
- Sunny South Facing Private Garden
- Beautifully Presented Throughout
- Desirable Pells Areas
- Being Sold With No Onward Chain
- GUIDE PRICE £600,000 - £625,000

draft





Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273394)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



**Lewes
Estates**

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