



£600,000 offers in excess of
22 Toronto Terrace, Lewes, East Sussex, BN7 2DX

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A great opportunity to purchase this beautifully presented and extended 3-bedroom family home situated in a quiet no through road in the highly popular Pells area of Lewes.

This super property is in a much-desired location, being within walking distance of local schools, town centre, recreation grounds and the Mainline Railway Station.

A porch welcomes to a front aspect sitting room with feature fireplace and bay window, this follows into a dining room with feature fireplace, to the rear is a beautifully re-fitted dual aspect kitchen with direct access to the rear garden. There is also a convenient ground floor wc.

Arranged over the first and second floor are three double bedrooms with a modern fitted family bathroom as well as a sizeable storage cupboard, which has potential as a study.

Outside, the property boasts a colourful, well-maintained rear garden and side store and garden rooms. Parking is permitted on street.



The property...

ENTRANCE PORCH- Front door with enclosed porch with space for coats and shoes

SITTING ROOM- A good size room with front aspect bay window with three sashes, ornate cast iron feature fireplace with intricate tiled inserts, stairs to first floor and door to-

DINING ROOM- A wonderful space with rear aspect sash windows, bespoke fitted wooden shelving and cupboards flanking the timber feature fireplace. Boasting exposed floorboards, with door to-

KITCHEN- A wonderfully bright and airy room fitted with a modern kitchen comprising white Shaker style wall and base units with contrasting wooden work surfaces, stainless steel sink with double glazed side and rear aspect windows flooding the space with natural light. 4 ring ceramic hob with integrated cooker hood above and oven below, with space for appliances and doors leading to a garden room and to-

CLOAKROOM/W.C.- White low-level W.C., wash hand basin and side window

FIRST FLOOR LANDING- Doors to principal rooms, additional door to sizeable storeroom with side sash window, potential as a study. Further door leads to stairs to second floor

BEDROOM- A super double room with front aspect sash window, built in wardrobes and feature fireplace

BEDROOM- A good size double room with rear aspect sash window overlooking the rear garden, built in wardrobes and ornate feature fireplace





Property and Outside...

BATHROOM- Fitted with a modern white suite comprising a panel enclosed bath with shower over, tiled surround and glass screen, pedestal wash hand basin, low level W.C., and obscured double-glazed window

BEDROOM- A white painted balustrade leads to the second floor to present a beautifully converted loft. A generous double bedroom with attractive, exposed brick wall and skylight providing pretty, far-reaching views over the Lewes townscape, ample storage in the eaves

STORE- Accessed via Toronto Terrace, excellent storage space with exposed brick wall and door to-

GARDEN ROOM- Wonderful space with painted brick walls and double-glazed roof allowing natural light. A brilliant space for extra storage or for relaxing. Double doors open directly to the rear garden

REAR GARDEN- A deceptively generous garden predominantly laid to lawn enclosed with a flint wall and bordered by an established range of trees, plants and flowers. A brilliant space for alfresco dining, entertaining and keen gardeners

PARKING- To the side of the property.





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 - D

Council Tax Band - C

Viewing recommended



Approximate Gross Internal Area = 111.0 sq m / 1194.79 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
 email: lewes@mansellmctaggart.co.uk
 web: mansellmctaggart.co.uk

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
 Trusted since 1947