

£900,000-£950,000 guide price

7 St Anne's Terrace, Lewes, East Sussex, BN7 1RH

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Overview...

A beautiful example of an enviably centrally located Victorian townhouse.

The stylish 4 Bedroom, 2 Bathroom property is exceptionally presented throughout and boasts a wonderful and generously sized Garden.

The accommodation is arranged over four floors and retains many character features such as sash windows, beautiful ornate fireplaces, exposed floorboards, picture rails and panelled doors.

The Open Plan Living Kitchen Dining Room measures an impressive 24ft and enjoys dual aspect light and access to the delightful garden. The ground floor Sitting Room enjoys elevated views to the front and showcases many of the original features to be found in the property. Double panelled doors open to a Further Reception Room with views over the pretty garden. There is also a useful Ground Floor Shower Room / Utility Room.

Upstairs over the first and second floors there is a Modern Family Bathroom and 4 generously sized bedrooms each with enviable views.

Outside there is a generously sized and noticeably tranquil, given the central location, garden complete with a fantastic Garden Studio.









The property…

ENTRANCE HALL- An inviting entrance hall with white painted floorboards and dado rail. Stairs with stripped wood handrail and balustrade leading down to Lower Ground Floor and up to First Floor. Stripped panelled doors to principal rooms.

SITTING ROOM- An elevated reception room with bay window to the front comprising of three sashes and enjoying splendid views of the church opposite. Painted floorboards, picture rail and gorgeous ornate fireplace. Stripped wood double doors open to;

RECEPTION ROOM- An additional reception room with beautiful exposed floorboards ornate fireplace, picture rail and sash window with elevated views over the rear garden.

REAR LOBBY- Door to garden and door to;

SHOWER ROOM / UTILITY ROOM- Modern suite comprising of a shower enclosure with glass screen door and simple white tiled surrounds. Wc and wash hand basin with pretty decorative tiled splashback. Views over the garden.

OPEN PLAN LIVING, KITCHEN, DINING ROOM- Measuring an impressive 24ft the dual aspect enjoys views over the street and also the pretty rear garden.

KICTHEN- Modern fitted kitchen finished in a timeless white and complimented by grey granite worksurfaces. The kitchen comprises of a comprehensive range of cupboards and drawers including pantry cupboards set into a chimney recess. Views over the delightful rear garden and a glazed door provides access. Open plan to;

LIVING AREA- A generous reception area with sash window to the front, fireplace with wood burning stove inset and fitted cupboard to chimney recess.

INNER HALL- Accessible from the stairs that descend from the ground floor. Presently used for additional storage. Door to the front providing a secondary entrance.







The property...

FIRST FLOOR LANDING- Beautiful stripped wood panelled doors to principal rooms, wooden handrail and balustrade over stairs. Stairs continue to second floor.

BEDROOM 1- A gorgeous principal bedroom featuring a pair of sash windows with wonderful views over the church opposite. Ornate fireplace with fitted cupboard to recess. Further understairs cupboard.

BEDROOM 2- Another double bedroom with impressive bay window comprising of three sashes and enjoying elevated views over the garden. Pretty ornate fireplace with cupboard to recess.

BATHROOM- Modern bathroom suite comprising of a bath positioned under the window, separate and generously enclosed shower enclosure with fixed glass screen and rainfall shower head, wc and wash hand basin. Modern tiled surrounds.

SECOND FLOOR LANDING- Doors to principal rooms. Fitted cupboard with double doors.

BEDROOM 3- A double bedroom with far reaching views over the Lewes townscape and South Downs. Eaves storage cupboard.

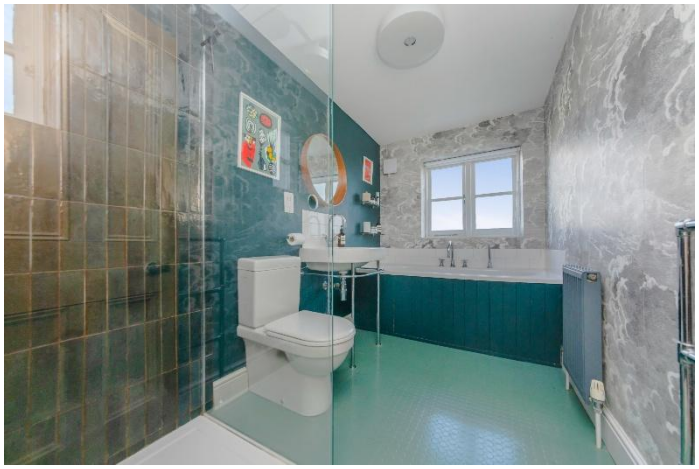
BEDROOM 4- Another comfortable double bedroom with sash window to the front with enviable views over St Annes church opposite.















Outside…

REAR GARDEN- A generously sized garden considering the town centre location. The pretty garden feels particularly private and tranquil. Being mostly laid to lawn with established colourful flowerbeds. A pathway meanders through the garden passing fruit trees and leads to a decked terrace and a Garden Studio.

GARDEN STUDIO- A wonderful addition to any home, the garden studio is a detached timber-built structure which has been insulated and a has power points, internet connection and double doors with windows either side enjoying views over the delightful garden.

Tenure – Freehold

Gas Central Heating – Conservation Area

EPC Rating – E

Council Tax Band - E



Location...

St Anne's Terrace is located at the very top of Lewes' historic High Street opposite the very pretty St Annes Church.

The property embraces the central location being within an easy walk of all that the High Street offers with its excellent choices of restaurants, public houses and eateries, shops, antique centres and of course The Depot Cinema.

Lewes Mainline Railway Station is just a 13-minute walk away (source Google Maps) offering regular and direct services to London, Brighton and Gatwick.

Just around the corner from the front door is Baxter's Field, a public access green space, and the entrance to the South Downs is available at the end of the road via Spital Road with a popular convenience shop en route.

Lewes benefits from an excellent choice of schools catering for all ages with both state and Lewes Old Grammar School to choose from.















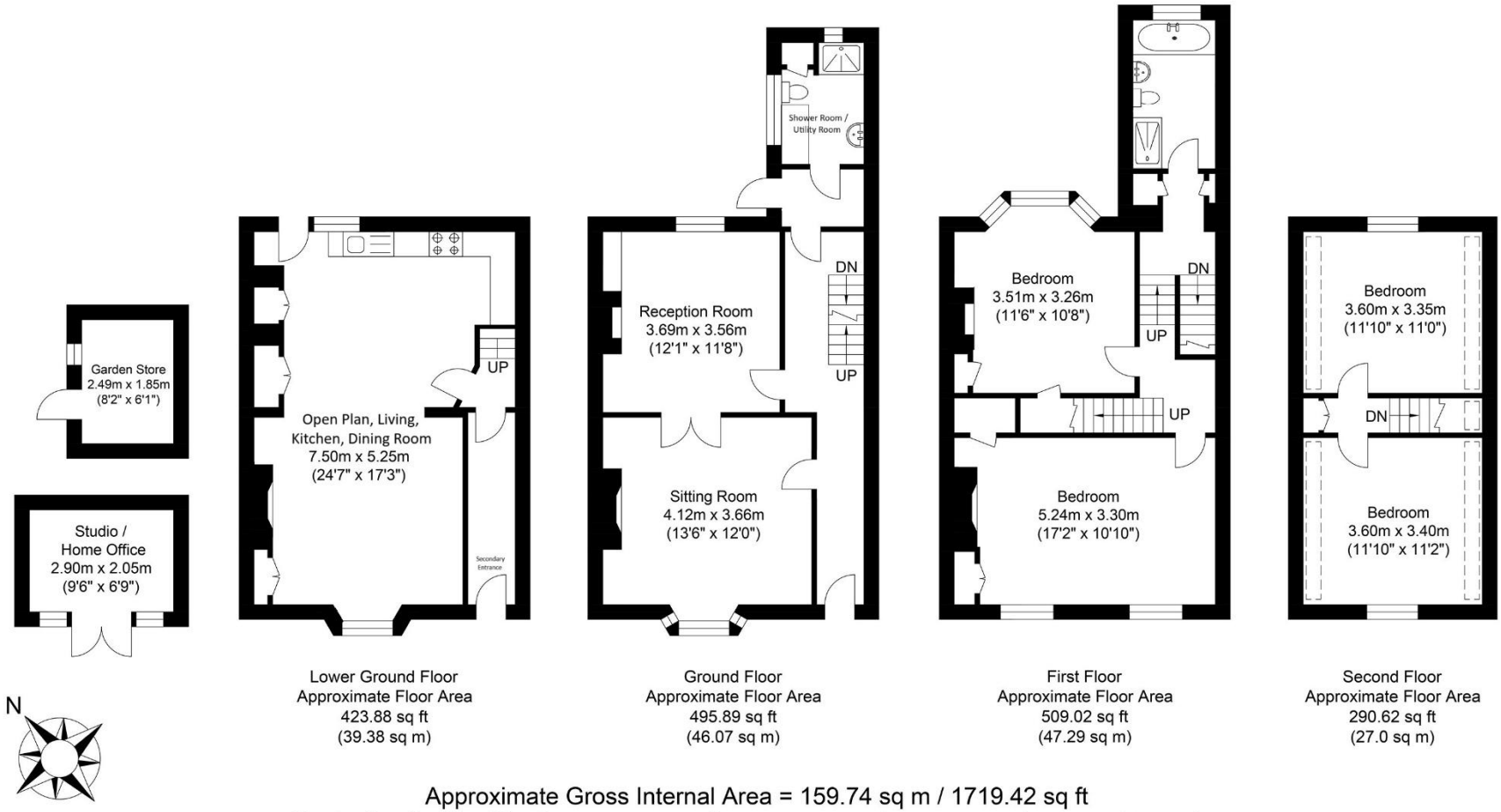


Enqiuiries...

For further enquiries or to arrange an appointment to view, please contact our Lewes office on-

01273 4079290 or

lewes@mansellmctaggart.co.uk



Lower Ground Floor
Approximate Floor Area
423.88 sq ft
(39.38 sq m)

Ground Floor
Approximate Floor Area
495.89 sq ft
(46.07 sq m)

First Floor
Approximate Floor Area
509.02 sq ft
(47.29 sq m)

Second Floor
Approximate Floor Area
290.62 sq ft
(27.0 sq m)

Approximate Gross Internal Area = 159.74 sq m / 1719.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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