



OAKFIELD



Talbot Terrace, Lewes, BN7 2DT

Asking Price £575,000





## Talbot Terrace, Lewes, BN7 2DT

Offered chain free, this attractive two bedroom period home occupies an enviable position on Talbot Terrace, in the heart of Lewes' highly sought after Pells area.

Behind its handsome brick and bay fronted exterior is a spacious through sitting and dining room, offering plenty of space for relaxing and entertaining. A brand new staircase is a particularly smart addition and reflects the care invested in updating the property.

The kitchen overlooks the rear garden and is the one area that remains in need of modernisation, giving the next owner an excellent opportunity to create a space entirely to their own taste.

Upstairs are two generous double bedrooms, both benefiting from carefully planned storage. The front bedroom also enjoys a bay window with views towards Pells Pond. The stunning bathroom features a freestanding bath, separate shower and underfloor heating.

Outside is a private courtyard style garden with useful gated rear access.

Pells Pond, the recreation ground and historic Pells Pool are only moments away, while Lewes town centre and railway station are both within easy walking distance.

A beautifully improved home in one of Lewes' most desirable locations, offered with no onward chain.







### Living Room

13'0" x 11'9" (3.96m x 3.58m)

### Dining Room

12'6" x 11'2" (3.81m x 3.40m)

### Kitchen

12'8" x 7'9" (3.86m x 2.36m)

### Bedroom

15'1" x 12'8" (4.60m x 3.86m)



### Bedroom

11'2" x 9'9" (3.40m x 2.97m)

### Bathroom

12'2" x 7'4" (3.71m x 2.24m)

### Garden Room

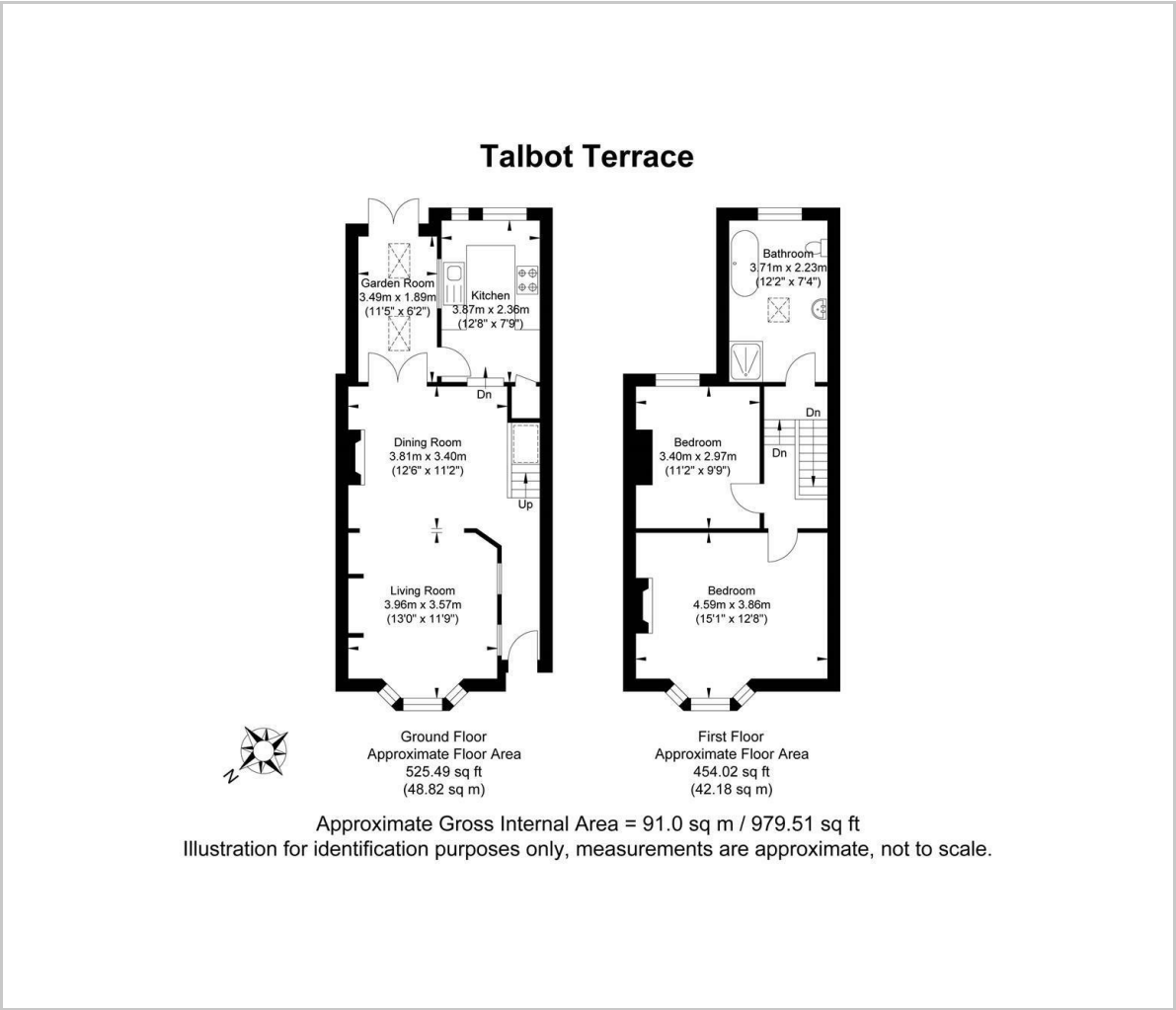
11'5" x 6'2" (3.48m x 1.88m)

**Council Tax Band C - £2,636.80 Per Annum**





Floor Plan

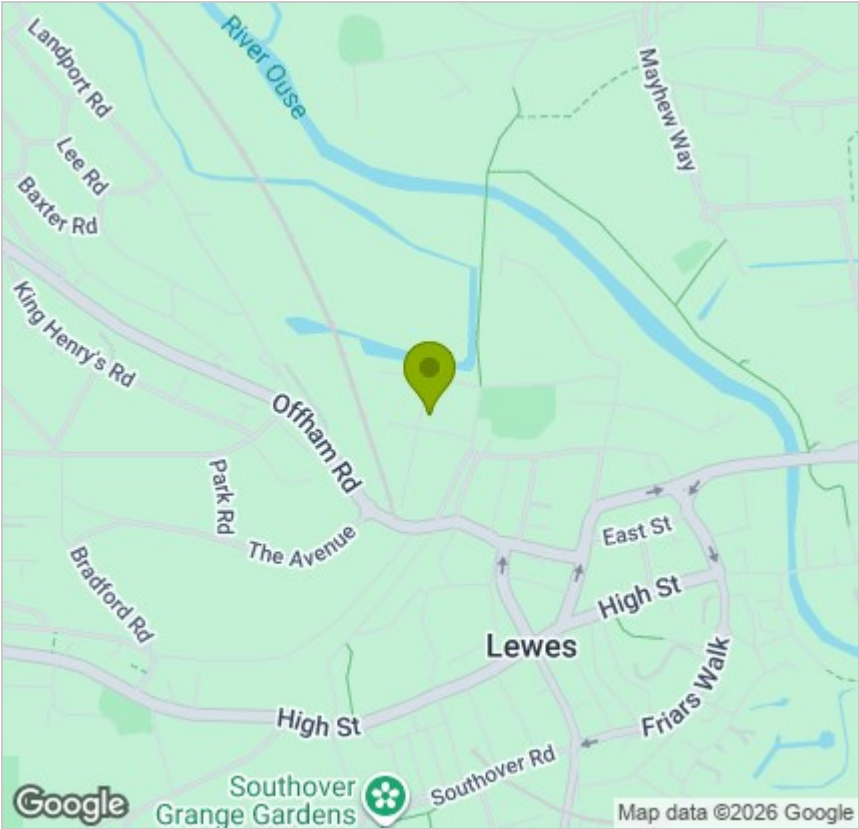


Viewing

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

