



£900,000 guide price

5 St Johns Terrace, Lewes, East Sussex, BN7 2DL

**MANSELL
McTAGGART**
Trusted since 1947

Overview...

A wonderfully presented 4 Double Bedroom townhouse located in the sought after Pells area of Lewes.

The property is conveniently located for Lewes High Street and Mainline Railway Station which is just a 5-minute walk (source Google Maps).

The deceptively spacious home offers apx 1554 sq ft of living accommodation arranged over four floors.

There are four generously sized bedrooms arranged over the ground and first floor with feature fireplaces and impressive bay windows, as well as access to a modern fitted shower room.

To the lower ground floor is an open plan, dual aspect, sitting room and reception room with double doors opening to a rear balcony enjoying impressive rear views. There is also a fitted family bathroom.

The garden floor presents a bright and airy kitchen and conservatory opening directly to the Westerly facing rear garden.

VIEWING RECOMMENDED



The property...

APPROACH- Original cast iron railings surround a tiled path to front door. Steps also lead down to lower ground floor and secondary entrance.

FIRST FLOOR LANDING- Sash window to the rear on half landing and stripped wood panelled doors to principal rooms

BEDROOM 1- A generously sized double bedroom, measuring 14ft x 13'3ft, with bay sash windows to the front. Featuring fitted wardrobes, picture rails and stripped and painted floorboards

BEDROOM 3- A great double bedroom with stripped and painted floorboards, picture rails and built in storage shelving flanking the chimney breast. To the rear is a sash window enjoying far-reaching views

GROUND FLOOR LANDING- Entrance from street level with stripped wood panelled doors to principal rooms. Stairs with wooden handrail and balustrade rising to first floor and leading down to lower ground floor

BEDROOM 2- Wonderfully bright double bedroom with generous bay windows with sashes, featuring exposed floorboards, exposed brick fireplace inset with fitted storage cupboards and shelving on either side

BEDROOM 4- A double room with rear sash windows, exposed floorboards, ornate cast iron feature fireplace and picture rails

SHOWERROOM- Modern white suite comprising a corner shower enclosure with glass door and tiled surround, wc, hand wash basin with tiled splashback and rear window

LOWER GROUND FLOOR LANDING- Stairs to ground floor and garden floor with doors to principal rooms

SITTING ROOM- A beautifully presented space with front aspect obscured bay window and door to the front for alternative access. With character features including ornate ceiling cornice and cast iron fireplace with marble stone surround, this seamlessly flows through to-





The Property continued...

RECPETION ROOM- A further space for the family and socialising with exposed floorboards, built in storage cupboards and flower ceiling cornices. To the rear, wood panelled barn style double doors open to a balcony, unveiling an impressive view over the Lewes townscape and Pells area

BATHROOM- Positioned on the half landing, a fitted bathroom suite comprising a panel enclosed bath with tiled surround, pedestal hand wash basin with tiled walls and flooring, low-level wc and rear sash window

KITCHEN/DINING ROOM- A naturally bright and airy room with space for family dining table, creating the ideal setting for everyday life and socialising. The fitted kitchen comprises white Shaker style wall and base units with contrasting wooden work surfaces and brass handles. Sink with window above to conservatory with space for appliances and plumbing for an AGA. Generous storage space and continuing character exposed floorboards

CONSERVATORY- A lean to with rear and roof windows, filling the space with natural light. A door to the rear allows direct access to the rear garden





Outside and Location...

REAR GARDEN- Wooden stairs lead down to a paved patio area, a wonderfully peaceful spot for relaxing and alfresco dining. This great space has been landscaped to create terraces with an established range of trees, plants and shrubs to create colour and variety. The taller plants create areas of shelter and privacy and are ideal for keen gardeners.

St Johns Terrace is a seldom used road located in the heart of the desirable Pells area of Lewes. The Pells Pond and Open Air Swimming Pool can be found at the end of the road off of St Johns hill with Mount Pleasant located at the other end of the road which leads to the historic High Street, and in turn the Mainline Railway Station, which offers direct services to Brighton, Gatwick and London.

Scenic walks along the river and two large public recreation grounds both with children's playgrounds are all within easy walking distance of the front door.

The High Street is 0.2 miles away which offers an array of shops, restaurants, cafes and public houses. The Depot Cinema is just 0.3 miles away and offers local food and drink 7 days a week.

Lewes is a popular choice for families with well referred state schools catering for all ages. Lewes is also home to Lewes Old Grammar School.

Lewes prides itself on its array of clubs including Lewes golf course, football, rugby, cricket, stoolball, tennis, athletics, cycling and swimming. There is also the Pells outdoor swimming pool and Depot Cinema to fulfil every need.

Tenure - Freehold

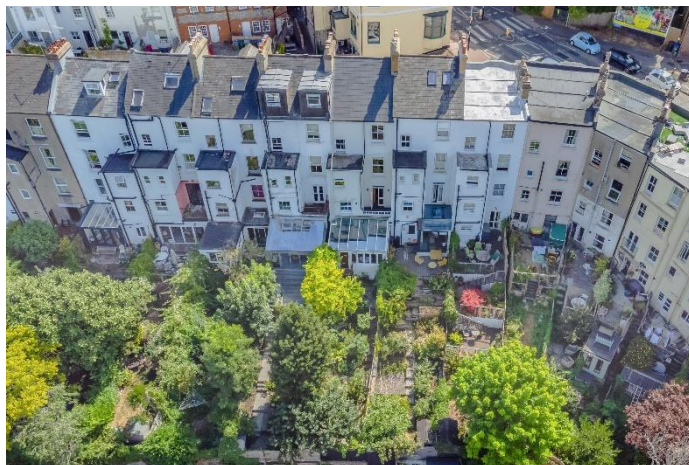
Gas Central Heating

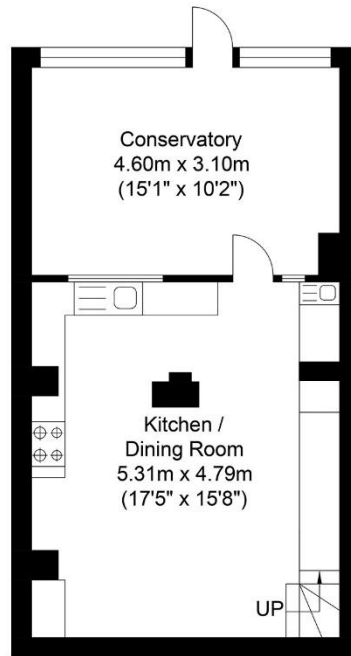
Double Glazing.

EPC Rating - D

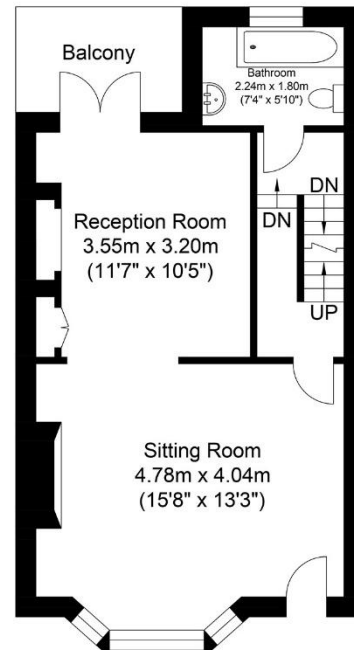
Council Tax Band - E

Viewing recommended

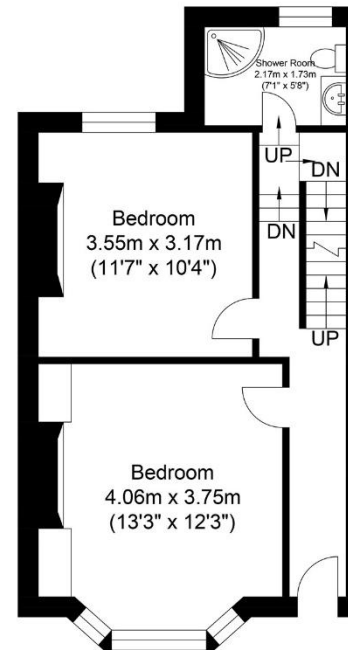




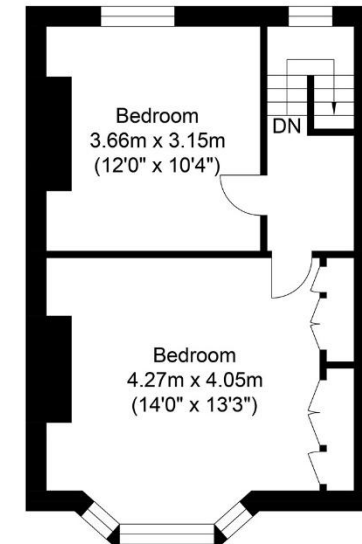
Garden Floor
Approximate Floor Area
421.40 sq ft
(39.15 sq m)



Lower Ground Floor
Approximate Floor Area
389.76 sq ft
(36.21 sq m)



Ground Floor
Approximate Floor Area
389.76 sq ft
(36.21 sq m)



First Floor
Approximate Floor Area
353.91 sq ft
(32.88 sq m)

Approximate Gross Internal Area = 144.45 sq m / 1554.84 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