St. Johns Terrace, Lewes

Lewes Estates

Lewes Estates is pleased to offer for sale a unique two bedroom lower ground floor maisonette, which features both an elevated view at the rear and sunny aspect, a share of freehold, and a good sized rear garden on multiple levels offering a variety of uses.

Sitting on the corner of St. Johns Terrace in the desirable Pells area of Lewes you are within striking distance of the open air swimming pool, as well as multiple recreation grounds and public parks such as The Paddock and Baxters Field. Residents also enjoy easy access to river walks along the Ouse and extensive hiking trails. You are just minutes from the town centre and Lewes' mainline railway station with direct services to Brighton (in 20 minutes) and London (just over an hour).

Lewes offers an excellent range of independent shops and includes three supermarkets (Tesco, Waitrose & Aldi). There is the independent cinema 'Depot', a wide range of cafes, pubs and high quality sports facilities. There is an indoor swimming pool, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College offering a complete educational path. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

You approach the property through it's own entrance on Offham Terrace down external steps with a covered storage area.

The front door takes you into the kitchen which is fitted with under counter cupboards and drawers as well as open shelving. There is a solid wood worktop, 4-ring gas hob with extractor over, electric oven, ceramic sink and fitted dishwasher. There is space and plumbing for a washing machine and space for a fridge/freezer.

Proceeding into the hallway, stairs take you up to the shower room which has an original window with rear aspect and comprises of a shower unit with folding glazed doors, a circular wash hand basin and low level WC.

Bedroom two has a front aspect window, wooden flooring and built in shelves. Bedroom one has a rear aspect window giving views of the garden and the Pells area. There is also a decorative fireplace.

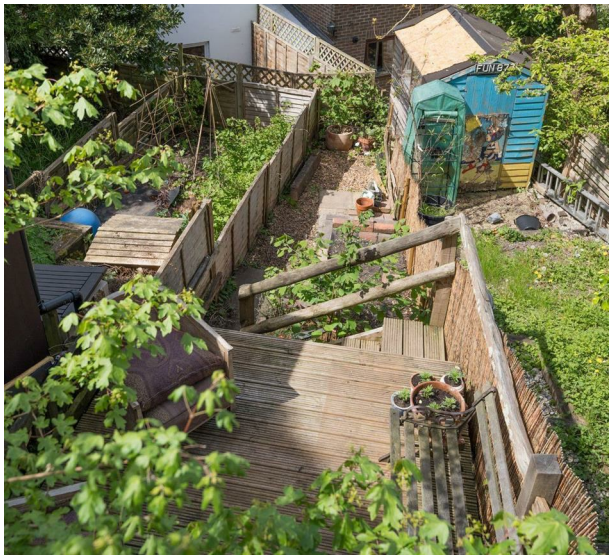
Continuing downstairs, the living/dining room has a UPVC double glazed window giving views of the garden and there is a door providing access. This room features an exposed brick fireplace with stone mantle, cast iron wood-burner and slate hearth. There is also space under the stairs for an appliance.

Externally there is a generous garden with multiple spaces to enjoy. There is a paved patio area adjacent to the back door, a decked seating area, storage cupboard and outside power points. Further steps take you to another private decked area and a final tier with raised beds.

Internal viewing is highly recommended. Please contact our office by phone or email to arrange your appointment.

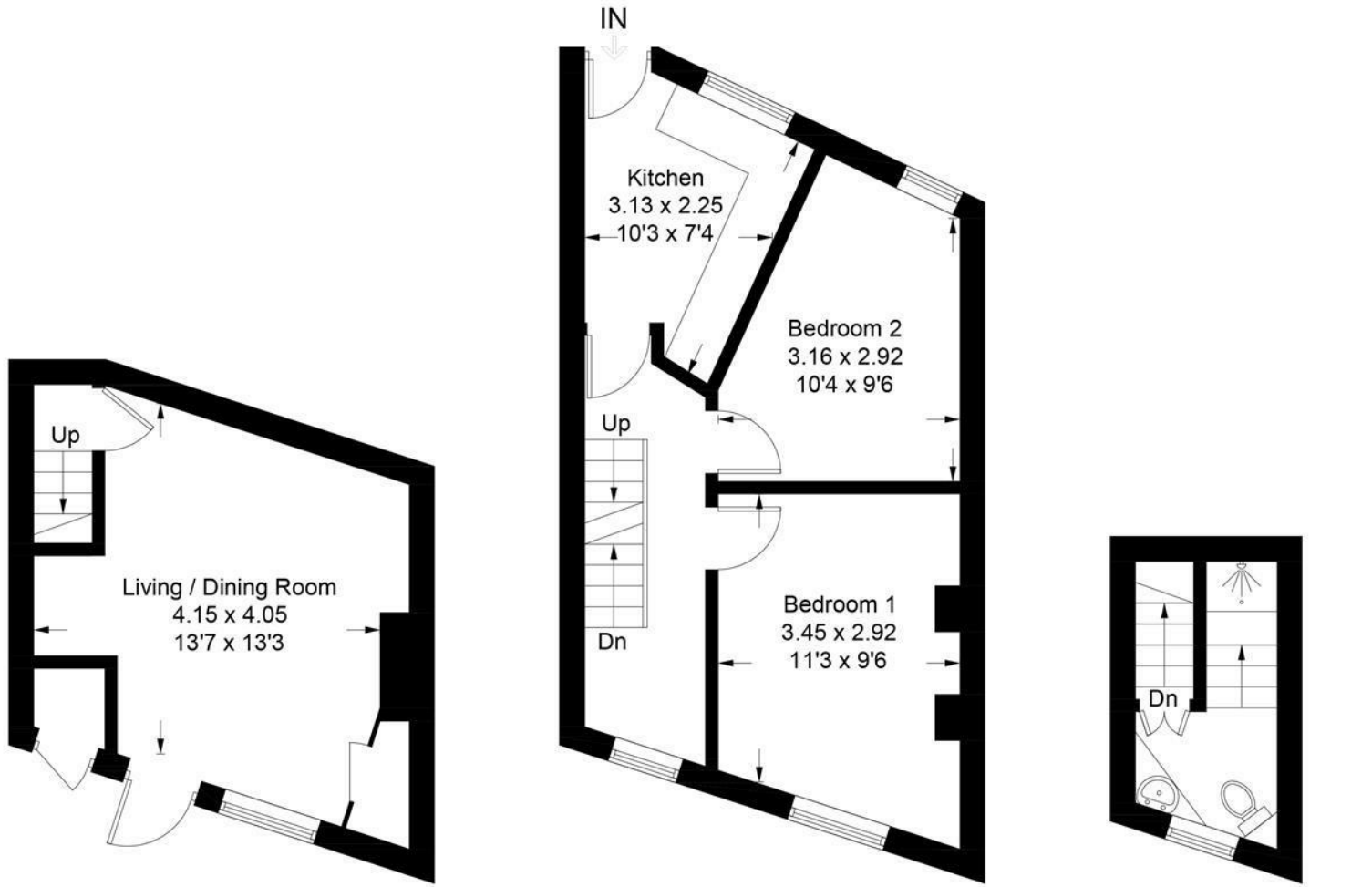
- **Two Bedroom Maisonette**
- **Own Street Entrance**
- **Share of Freehold**
- **Generous Multi-Tiered Garden**
- **Popular Pells Area**
- **Easy Access to River Walks**
- **5-Minute Walk to Train Station & Town Centre**
- ****** GUIDE PRICE £300,000 - £330,000 ******

draft



1a St. Johns Terrace, BN7 2DL

Approximate Gross Internal Area = 64.87 sq m / 698.25 sq ft



Garden Floor **Lower Ground Floor** **Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297892)

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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.

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