



St Michaels Terrace, Lewes

**Lewes
Estates**

A lovely 3/4 bedroom semi-detached house set in an elevated cul-de-sac enjoying open views and close proximity to the town centre. This property features a ground floor bedroom/study with wet room and separate entrance, landscaped multi-tier rear garden, and separate garage. This home is being sold with no onward chain.

Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. There are multiple highly regarded primary schools (including South Malling which is less than 5 minutes on foot) Priory Secondary School and also Sussex Downs College are also in easy walking distance.

Local buses run frequently and there is an attractive 10 minute off road walk into the centre of town. It is approximately 20 minutes on foot to the train station which offers direct trains to Brighton (20 minutes) and London (1hour).

Lewes offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.



Step into the spacious hallway which offers a large under stairs cupboard, full height coat cupboard, stairs ascending to the first floor, and doors to the lounge/diner and fitted kitchen.

The large double aspect reception room features a bay window to the front, open fireplace and sliding glass doors to the garden. There are open views across the rear garden to the town beyond. The fully fitted modern kitchen is accessed from the hallway and contains both wall and base units, a full height 'larder' cupboard (currently used for fridge/freezer), a free standing electric oven with grill and gas hob, a 1.5 bowl sink with window overlooking the garden, and an integrated dishwasher.

From the kitchen there is an internal door to the "annexe" which has it's own front door. There is a utility room with space and plumbing for a washing machine and tumble dryer, countertop and wall and base units for storage. Along the hallway you can access the garden and also the



ground floor bedroom (currently used as a study). The bedroom has its own UPVC sliding door to the garden and en-suite wet room. The wet room has a shower area, WC, wash hand basin and built in storage.

Upstairs, there are two double bedrooms, one single bedroom and a family bathroom. The bedroom overlooking the garden benefits from fitted wardrobes, desk and drawers. The bathroom has a modern white suite comprising bath with shower over, sink with vanity and low level WC. There is also a heated towel radiator and window to the side. There is potential to convert the loft (as neighbouring properties have done) subject to the relevant permissions.

Externally, the property has steps down to the front door and 'annexe' front door with planted raised flower beds and privacy hedging. The rear garden has a large patio area adjacent to the house perfect for entertaining, and three further tiers offering a stocked pond with water feature behind a low level safety fence, multiple

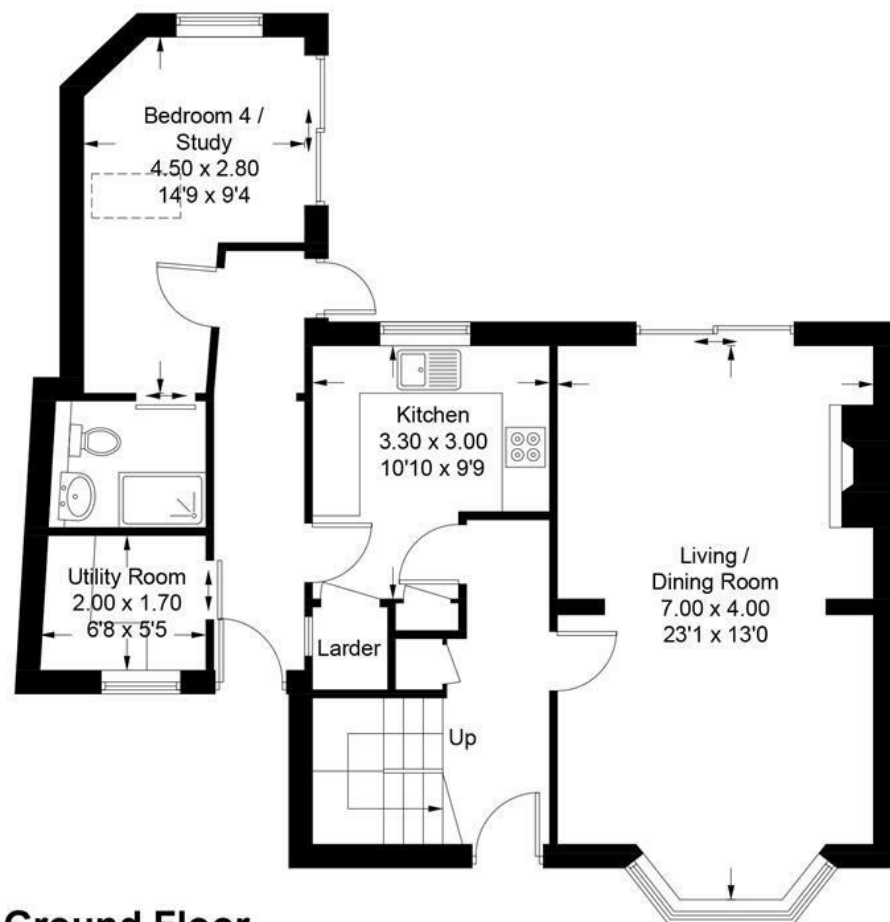


fruit trees and a lovely variety of mature shrubs and flowers in both raised and low level beds and borders. You will also find a large storage shed and space for a greenhouse or additional garden building on the lowest level, also benefitting from rear access via a garden gate.

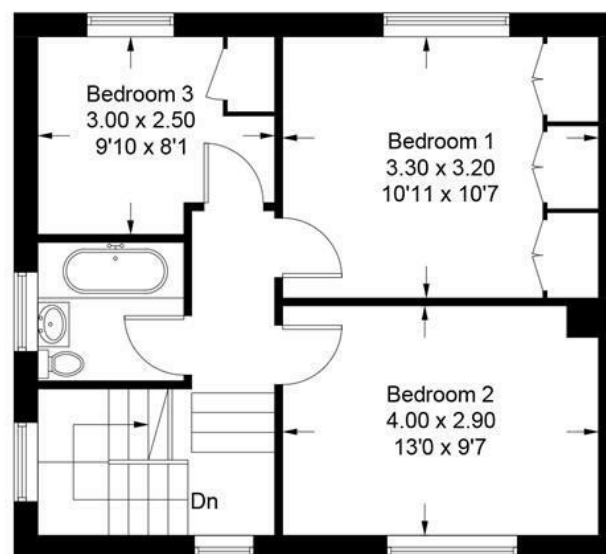
This property is double glazed throughout, with gas central heating. A new boiler was fitted in 2024 and EPC is band C. Properties in this road are rarely available and viewing is highly recommended. Please contact our office today to arrange your appointment.

- 3/4 Bedroom Semi Detached Property
- GF Bedroom/Study and Wet Room
- Desirable Cul-De-Sac Location
- Multi Level Sunny Garden
- Popular South Malling Area, Close to Town Centre
- Separate Garage
- Potential For Loft Conversion Subject To Relevant Planning
- Being Sold with no Onward Chain

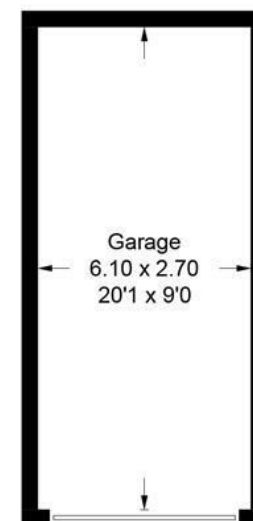




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft
 Garage = 16.5 sq m / 178 sq ft
 Total = 132.3 sq m / 1424 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242052)



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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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