Pelham Terrace, Lewes

Lewes Estates

- Period property
- Character features
- 4 bedrooms
- Good sized garden
- Close to Pells Pond
- Far reaching views

Front Door

Hallway

Cloakroom

Sitting Room
12'7 x 11'7

Dining Room
12 x 9'8

Kitchen / Dining
14 x 11'9

1st Floor landing

Bedroom 2
15'3 x 10'7

Bedroom 3
12'2 x 9'9

Bedroom 4
9'1 x 5'10

Family Bathroom

2nd Floor

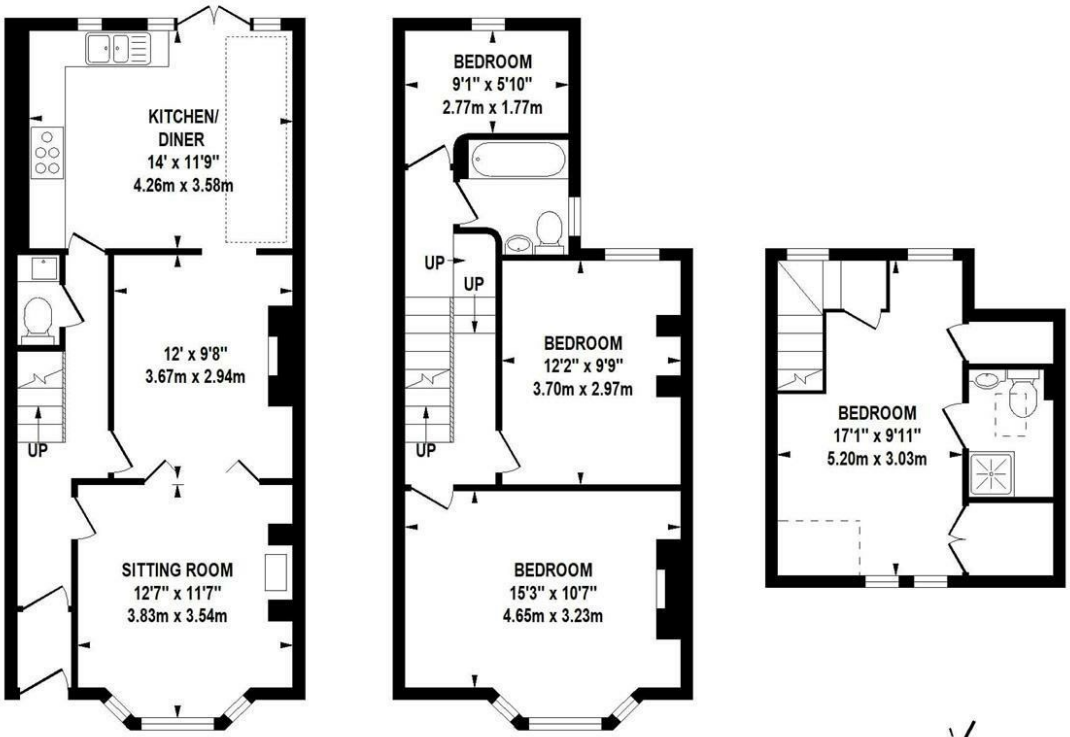
Bedroom1
17'1 x 10

En-suite Shower Room

GROUND FLOOR
534 Sq Ft (49.61 Sq M)

FIRST FLOOR
466 Sq Ft (43.29 Sq M)

SECOND FLOOR
240 Sq Ft (22.30 Sq M)



TOTAL APPROX. FLOOR AREA 1240 SQ. FT. (115.20 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

A superb example of a period terraced property located in an enviable location overlooking the Pells Pond. The accommodation is beautifully presented and benefits from a bay fronted lounge, dining room and extended kitchen/breakfast opening onto the garden. Four bedrooms, three of them double bedrooms, one with an en-suite and a spacious bathroom. There are many character features including feature fireplaces, sash windows and wood flooring to the ground floor. Long front garden and good size rear garden with raised decked terrace. Far reaching views across Lewes and towards The Castle. A great sized garden for Lewes - very family friendly

The kitchen has been extended with glass roof, creating a dining area and then straight out into the rear garden

draft

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