



Talbot Terrace, Lewes

Lewes
Estates

LEWES

Offers In Excess Of £500,000

- Located in the Popular and Central Pells Area of Lewes
- 2 Double Bedrooms
- Through Living/Dining Room
- Kitchen
- Garden Room
- Bathroom
- Courtyard Garden with Rear Access
- Character Features include, Fireplaces, Panelled Doors and exposed Floor-Boards
- Requires Some Modernisation
- Vacant Possession

A particularly Spacious 2 Bedroom property located in the Popular and Central Pells area of Lewes.

The property would benefit from some modernisation and retains character features such as a fireplaces, panelled doors and exposed floor-boards.

The front door opens into an Entrance Hall with a panelled door opening into the Through Living/Dining Room and stairs to the first floor. The through Living/Dining Room features exposed floor-boards, a bay window in the Living Area and an open Fireplace in the Dining Area. The Kitchen is a dual aspect room with views onto



the Rear Garden. The Fitted Kitchen has Pine Wood Doors and incorporates a number of cupboards and drawers and breakfast bar. The Garden Room is a nice addition to the ground floor accessed from both the Dining Area and Kitchen and features a Vaulted Ceiling with Roof Windows and Double Doors to the Garden. To the Upstairs we find the Family Bathroom and 2 Double Bedrooms. Bedroom 1 benefits from a Feature Fireplace, Fitted Wardrobes and a Bay Window with views onto the Pells Pond. Bedroom 2 has views over the rear garden and a fitted wardrobe. The Family Bathroom is of a Generous Size and comprises of a white suite with Bath with Shower over, Wash Hand Basin and WC with tiled walls at half level and exposed floor-boards. The Bathroom also features a handy Utility Cupboard with space and plumbing for the washing machine. To the Outside we find a pleasant and private Courtyard Garden with Gated Access to the rear. No Onward Chain. EPC E.



directions

By car: From our office on the High Street turn left at the traffic lights and proceed into Fisher Street. At the end of the road turn left into Mount Place, and take the right hand turning after the zebra crossing into St Johns Terrace, and take the first available left into Toronto Terrace. Turn right at the bottom of the hill into Talbot Terrace and the property can be found a short distance along on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 the advice of your legal representative.



draft



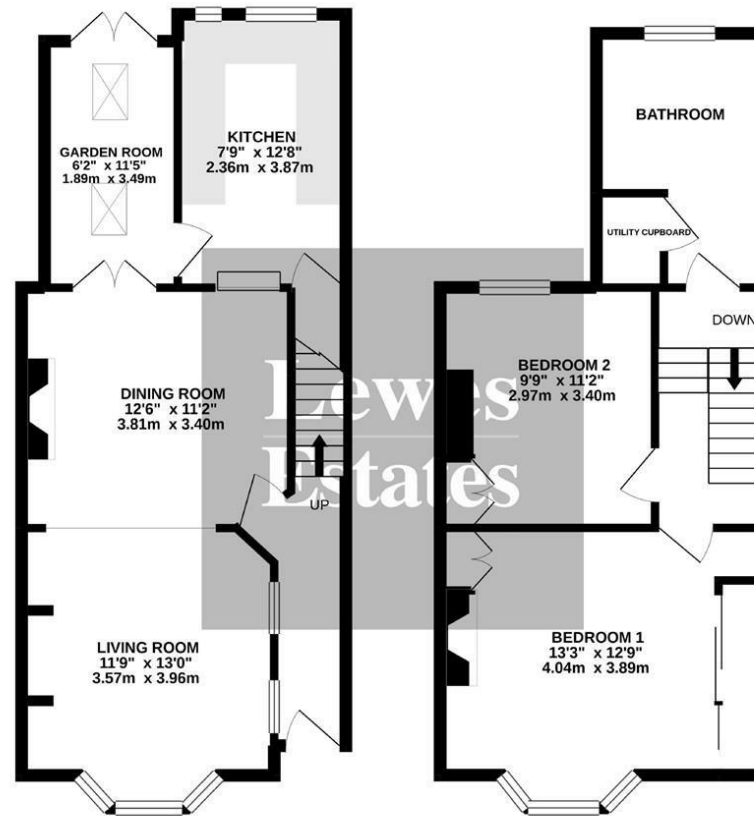
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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