



Talbot Terrace, Lewes

**Lewes
Estates**

Talbot Terrace is a quiet cul-de-sac with connecting steps to Lewes town centre and the attractive Pells pond and wetlands/wildlife area. The district comes alive in the summer with the open-air swimming pool and play park and it is an easy 5 minute walk to Waitrose, Tesco or Aldi via North Street. Lewes` historic town centre has many iconic period buildings and attractions as well as a vast range of independent shops, cafes, restaurants and public houses. The superb Depot Cinema and neighbouring main line Railway Station are approximately 10 minutes walk, with trains connecting to Brighton (20 mins), London Victoria (65 mins) and London Bridge (90 mins). Excellent walks close by can be enjoyed along the riverbank and up to the South Downs in several directions.

- Victorian terraced home
- Popular Pells area of Lewes
- Close to town centre and Pells Park
- No through road
- Original features throughout
- Original layout
- Rear garden backing onto allotments
- Potential for extension and loft conversion STPP



Front Door

Hallway

Sitting Room
10'11 x 10'1

Dining Room
11'9 x 11'8

Kitchen
8'2 x 7'1

Utility

Bathroom

1st Floor Landing

Bedroom 1
14'3 x 10

Bedroom 2
11'6 x 8'10

Bedroom 3
8 x 8

Gardens



A mid-terraced Victorian home located in a the popular Pells area of Lewes within a short walk of the town centre, Pells park and lido and other amenities., yet in a quiet location on a no through road.

This comfortable home has retained its original layout and offers a front sitting room, separate dining room, kitchen and utility space. At the rear is the family bathroom.

Upstairs you will find the three bedrooms - 2 doubles and a single. A large percentage of houses in the road have added a loft conversion and moved the bathroom upstairs - this house has that potential to do the same if required.

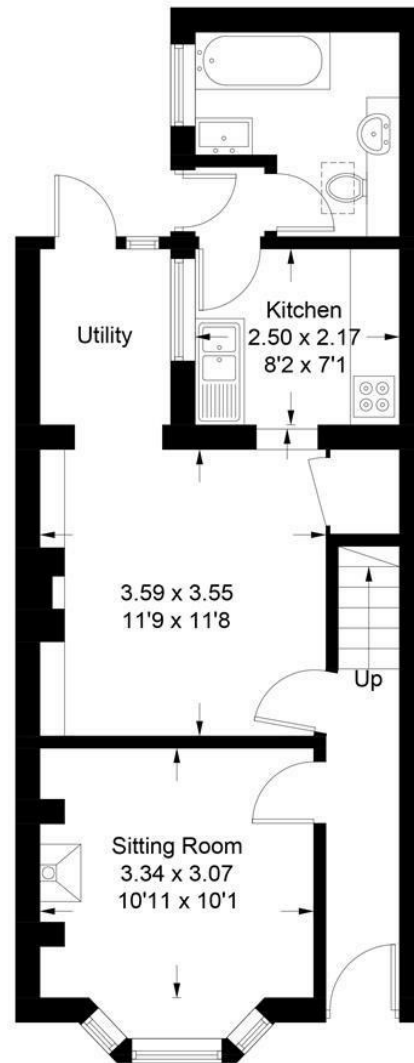
The pretty rear garden is accessed via the kitchen and offers a brick terraced area with flowerbeds and then steps up to a lawned area. A further area of garden with garden shed is rented from the railway for £65 per year.

Tenure: Freehold
EPC Rating: D
Council Tax Band: C

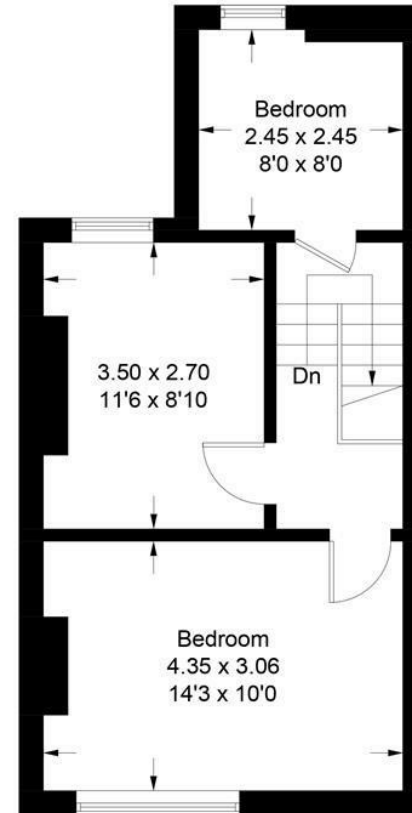


draft

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Ground Floor



First Floor

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1066222)



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