



St. Johns Terrace, Lewes

**Lewes
Estates**

The property is situated in a highly convenient, prime central location within close proximity of the sought after Pells area with its open air swimming pool, recreation park and access to superb riverside and country walks. The town centre is also within the immediate vicinity and provides a number of historical attractions: pubs, bars, restaurants, an extensive range of shopping facilities, other amenities and a mainline railway station (London Victoria approx. 70 mins).

- Spacious and central Victorian townhouse
- Over 2000 sq ft of accommodation
- Large rear landscaped gardens
- Open-plan kitchen / dining room with bi-fold doors
- Character features throughout
- Very flexible space
- Bathroom & shower room
- Loft room with potential
- 26 ft double aspect sitting room with balcony
- Utility room



Ground Floor

Front Door

Hallway

Sitting Room
26'3 x 12'4

Balcony

Bathroom

Lower ground Floor

Kitchen / dining / family room
24 x 13'3

Utility Room

First Floor Landing

Bedroom 4
12'4 x 9'3

Bedroom 3 (sitting room 2)
13'9 x 12'9

Shower Room

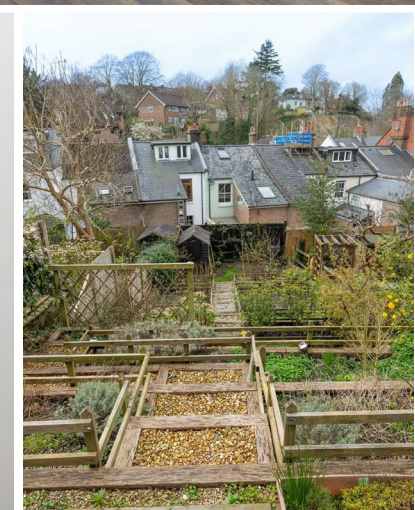
Second Floor Landing

Bedroom 1
16'7 x 14'1

Bedroom 2
12'2 x 10'7

Loft Room
16'5 x 13

Gardens



A beautifully presented, spacious Victorian town house located in the Pells area of Lewes just a few minutes walk to the main shopping areas and mainline train station.

This light and airy family home is spread over four floors with the added bonus of a 5th floor loft room. Entrance to the property is either at the ground floor or lower ground floor level.

At street level on the ground floor you enter into the hallway where there is flexible accommodation, currently used as a bedroom and further sitting room.

Downstairs on the lower ground floor is a 26ft double aspect sitting room with double doors opening onto a rear balcony.

You descend again to the garden floor where there is the modern, extended kitchen / dining room - a fantastic family space with access to the rear garden and a glass extension where the dining table currently sits. There is also has a very useful separate utility room.

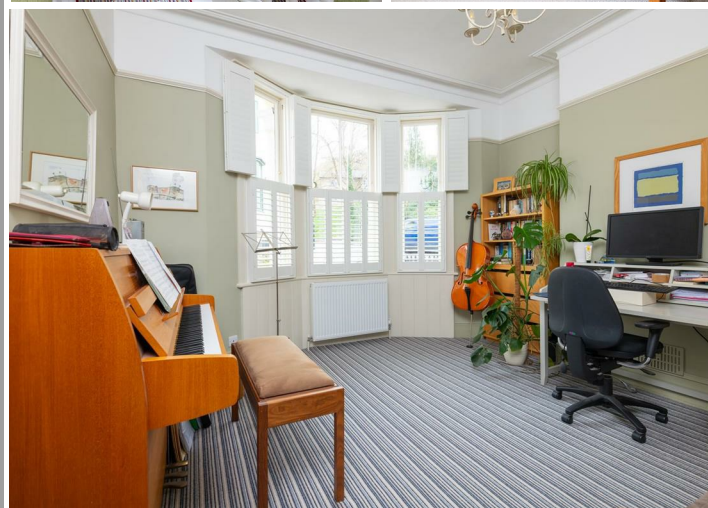
The top floor offers two further bedrooms and also gives access to the loft room that has potential for full conversion if required.

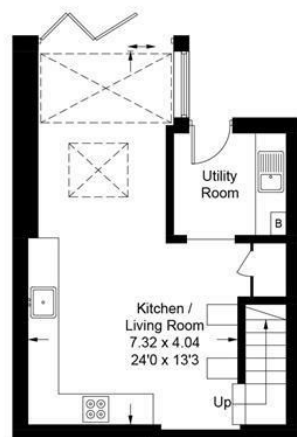
The rear garden has been landscaped and is thriving with life. 7-8 separate growing beds have been created with a central pathway and a couple of garden sheds at the bottom. There are also terraced areas to sit out and enjoy the evening sun.

Internal viewings are highly recommended to appreciate the space, character and location offered with this comfortable and well balanced family home.

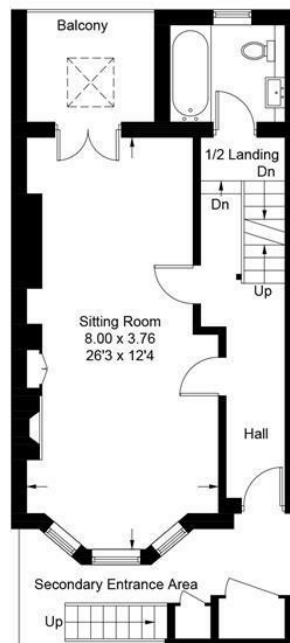
Tenure: Freehold
EPC Rating: D
Council Tax Band: E

draft

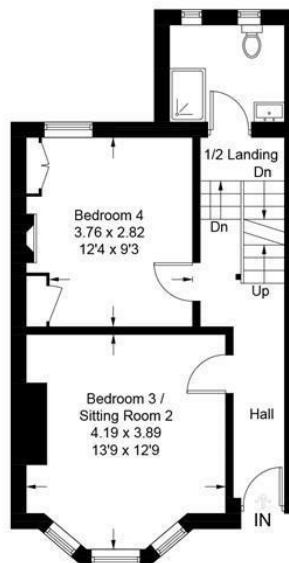




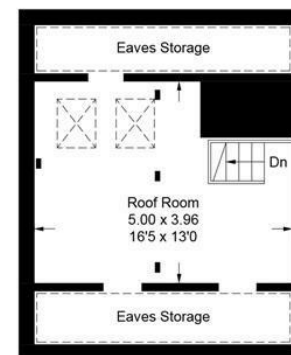
Garden Floor



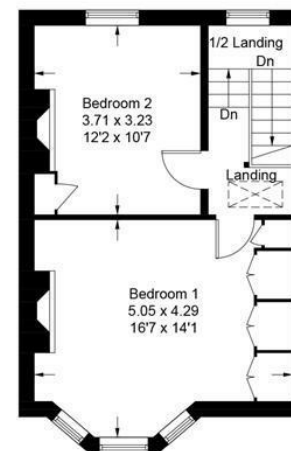
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 190.0 sq m / 2045 sq ft
(Including Eaves Storage)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1061138)



t: 01273 477377

e: sales@lewesestates.co.uk

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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk