



Talbot Terrace, Lewes
Offers in Excess of: £599,950

Talbot Terrace, Lewes, BN7 2DS

A three/ four bedroom end of terrace house located in the popular Pells area of Lewes, in a no-through road.

The Property

The property has many character features including cast iron fireplaces, gas central heating and double glazed windows.

The entrance hall leads into the sitting room with a beautiful cast iron fireplace with decorative tiled inserts and windows to the front. The dining room has a brick fireplace and original cupboards to either side. The kitchen has a door to outside and a range of units and a fitted gas hob & oven, plumbing for washing machine and airing cupboard. The downstairs bathroom has a walk-in electric shower.

Upstairs are two double bedrooms both with cast iron fireplaces and one with a sink, then up to the second floor is a study/bedroom 3 with a cloakroom off of it and eaves storage cupboards, this then leads into bedroom 4 with a cast iron fireplace and window to the front.

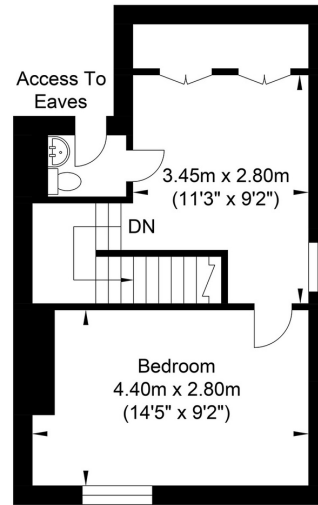
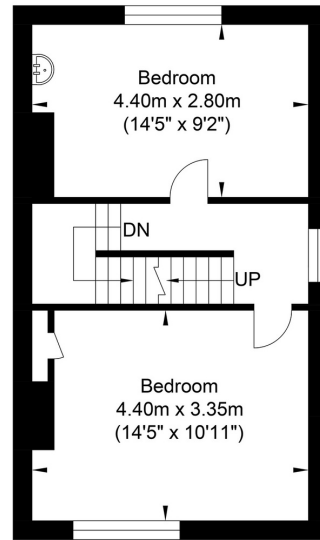
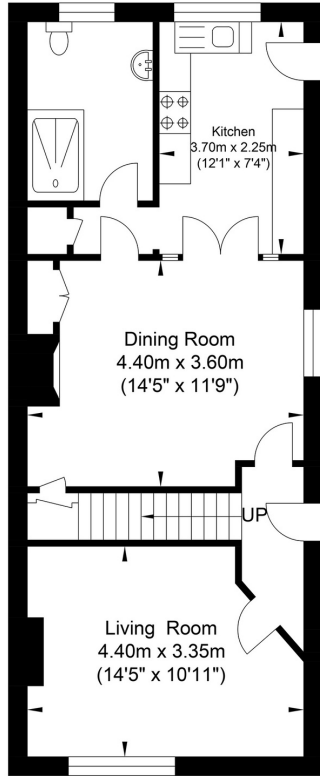
Outside there is a small front garden and a side gate leads to the back garden which is paved and fully enclosed. There are established shrub borders and wooden summer house.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Talbot Terrace, Lewes



Ground Floor
Approximate Floor Area
554.12 sq ft
(51.48 sq m)

First Floor
Approximate Floor Area
374.15 sq ft
(34.76 sq m)

Second Floor
Approximate Floor Area
317.64 sq ft
(29.51 sq m)

Approximate Gross Internal Area = 115.75 sq m / 1245.92 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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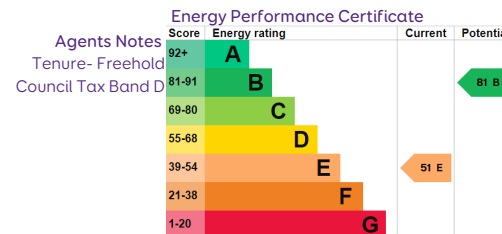
Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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