

Talbot Terrace, Lewes

Lewes Estates

A charming three-bedroom Victorian mid-terrace home with original character, a sunny rear garden and excellent scope for improvement, situated in the sought-after Pells area of Lewes.

Offering a wonderful opportunity to create a home tailored to your own tastes, this attractive period property retains much of its original layout, character and proportions. The accommodation provides a welcoming sitting room, separate dining room opening to kitchen, useful utility space and family bathroom on the ground floor, with three bedrooms arranged above.

A particular feature is the wealth of original Victorian details, giving the house a sense of character and authenticity that is increasingly difficult to find. There is considerable scope for modernisation, enhancement and to reconfigure or extend the property, subject to the necessary planning and other consents. Similar properties on Talbot Terrace have been adapted in this way.

To the rear is a sunny, established garden, providing an excellent outdoor space for relaxing, gardening and entertaining. The

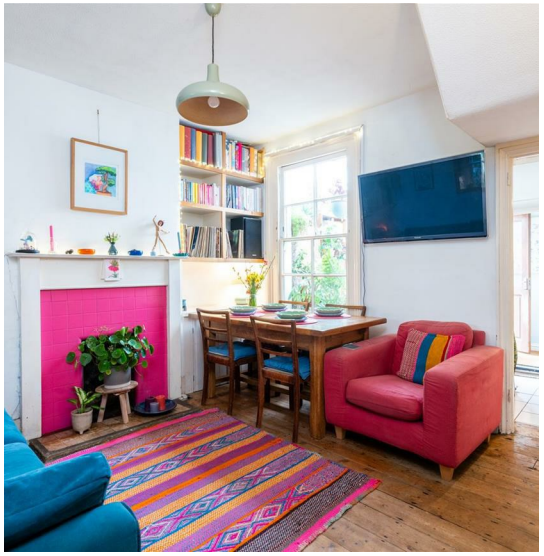


garden includes a paved terraced area with planted borders and multiple lawned areas. An unusual additional benefit is a further piece of garden land leased from the railway for £65 per year, currently providing useful extra outdoor space and potential for gardening or storage.

Talbot Terrace occupies a particularly appealing position within the popular Pells area of Lewes, a historic and characterful part of town. The road is a quiet no-through road, while Pells Pond, the riverside, recreation grounds and the famous open-air Pells Pool are all within easy walking distance.

Lewes town centre is also close by, offering an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities, alongside the town's distinctive historic architecture and cultural attractions. The area is particularly well suited to those wanting the convenience of town living while still having easy access to green space and countryside.

For commuters, Lewes railway station is within walking distance, with regular services









connecting the town with Brighton and London, while the surrounding South Downs countryside provides extensive opportunities for walking and outdoor activities.

Internal viewing is highly recommended. Please contact our office to arrange our appointment.

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

- 3 Bedroom Victorian Terraced home
- Popular Pells Area of Lewes
- Close to Town Centre and Pells Park
- No Through Road
- Original Features Throughout
- In Need of Some Updating
- Sunny Rear Garden Backing onto Allotments
- Potential for Extension/Loft conversion Subject to Planning
- *** GUIDE PRICE £500,000 - £525,000 ***









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

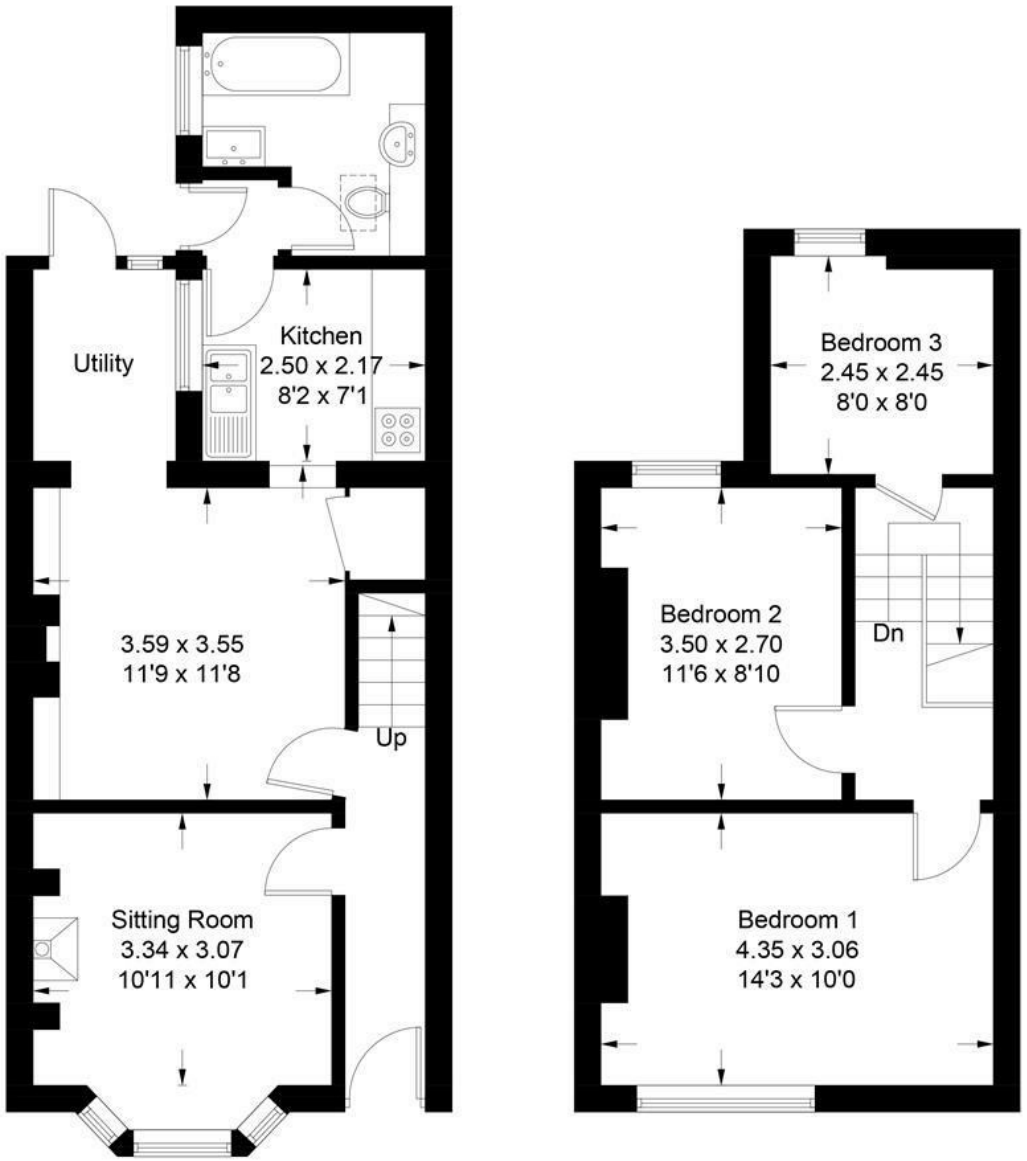


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1347011)

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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.



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