



£675,000 o.i.r.o

2 Toronto Terrace, Lewes, East Sussex, BN7 2DU

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## Overview...

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A great opportunity to purchase this beautifully presented and well-maintained 3-bedroom Victorian terraced family home, situated in a quiet no-through road in the much-desired Pells area of Lewes.

This super property is located within walking distance of the town centre, mainline Railway services and many recreation grounds.

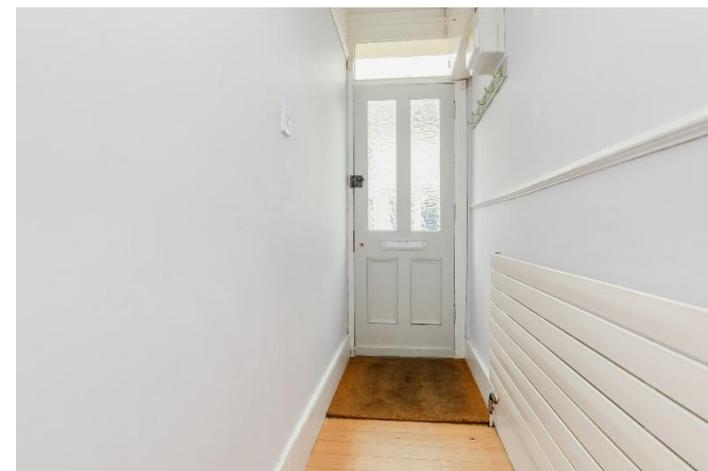
It close to the South Downs National Park where countryside walks provide stunning far-reaching views and picturesque scenery.

The ground floor boasts grand open plan living with a large front aspect bay window and a newly installed modern fitted kitchen.

Over the first and second floor are four bedrooms and a modern fitted family suite.

There's a rear courtyard garden with rear gated access. Parking is permitted on street.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE HALL-** Front door, stairs to first floor and door to-

### **OPEN PLAN SITTING ROOM/DINING ROOM**

**SITTING ROOM-** Generously sized sitting room measuring 10'11ft x 10ft, with floods of natural light from the front aspect bay window, chimney breast with built in shelving. Opening into-

**DINING ROOM-** Spacious room with storage cupboard under the stairs and double-glazed double doors opening onto rear garden. Door to-

**KITCHEN-** Newly fitted kitchen comprising flush-fronted fitted base units with contrasting worktops. Stainless steel sink with mixer tap and side aspect double-glazed window above looking out to the garden, tiled splashback surround. Space for oven, washing machine and fridge freezer; rear aspect double-glazed window with views over the rear garden.

**FIRST FLOOR LANDING-** Doors to principal rooms and door with stairs to second floor

**BEDROOM-** Very generously sized room with fantastic front aspect bay window with individual sash windows allowing lots of natural light, built in wardrobes

**BEDROOM-** Great size double room with rear aspect sash window overlooking the rear garden

**BATHROOM-** Newly fitted suite comprising a panel enclosed bath with mixer tap and handheld shower head, wash hand basin with mixer tap, low-level W.C., tiled surround, airing cupboard, obscured double-glazed window





## *Property and Outside...*

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**BEDROOM-** Good size room with double glazed front aspect windows

**BEDROOM-** A good size room with rear aspect double glazed windows

### **OUTSIDE**

**FRONT GARDEN-** Brick enclosed with metal pedestrian gate and block paved pathway to front door with area of flowerbeds and laid to lawn to the side.

**REAR GARDEN-** A sizeable garden mainly block paved with raised areas established with a range of plants, flowers and shrubs. Private gated rear access

**PARKING-** On street permit parking

**For further enquiries or to arrange a viewing, please contact the office on 01273 407929**





## Location...

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**Toronto Terrace** is located in the beautiful Pells area of Lewes and is superbly located for the town centre and Mainline Railway Station with direct trains to London, Brighton and Gatwick.

Just a short stroll away, the High Street features an array of independent shops, inviting restaurants, local breweries, and picturesque riverside walks. Rich in heritage, the town is home to historic treasures including Lewes Castle, the Priory ruins, and Anne of Cleves House.

The Pells outdoor swimming pool is within striking distance and The Depot Cinema is also nearby offering local food and drink 7 days a week.

Lewes is the county Town of East Sussex, nestling within the South Downs National Park and offers wonderful opportunities for walking, cycling and recreation. With only 9 miles to the Sussex coastline and the city of Brighton this is the perfect location and provides excellent recreational and cultural facilities.

Highly regarded primary schools are also an easy walk as are Priory Secondary School, Sussex Downs College, and Lewes Old Grammar School.

Lewes is also proud to support many sports and athletics clubs, including football, rugby, tennis, stoolball, golf, running and cycling to name a few.

Tenure - Freehold

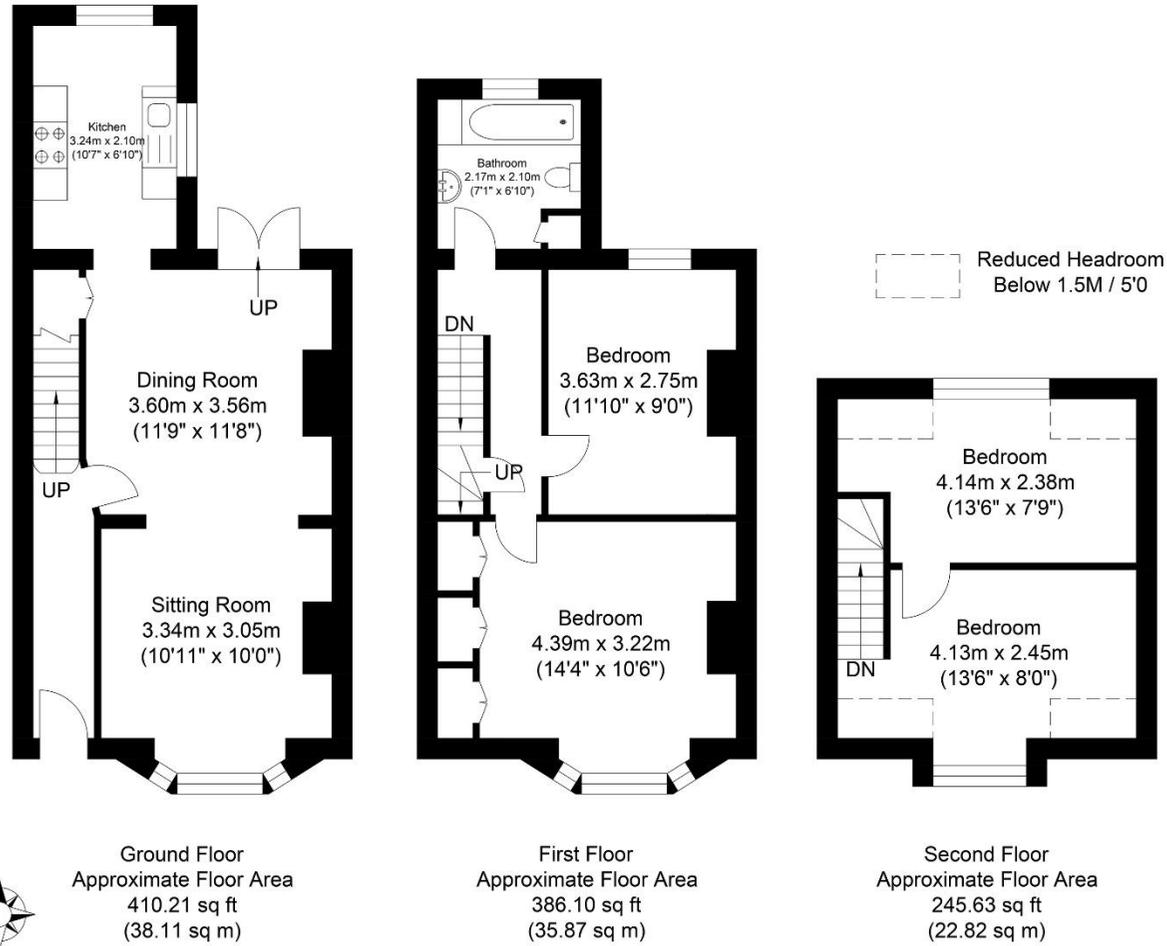
Gas Central Heating

Double Glazing.

EPC Rating - D

Council Tax Band - C





Approximate Gross Internal Area = 96.80 sq m / 1041.94 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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