



£700,000 guide price

3 St Michaels Terrace, Lewes, East Sussex, BN7 2HX

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## Overview...

We're proud to market for sale this beautifully presented four-bedroom family home in the highly desirable St Michaels Terrace, a much sought after location with stunning views and within walking distance to the town centre and local primary school.

This super property has been well-maintained and boasts bright and spacious accommodation, finished in a contemporary style, including a wonderful open plan kitchen/dining room with a breakfast bar and double doors opening into the rear garden.

There is a spacious entrance hall with a dual aspect open plan living dining room and ground floor W.C. On the first floor are three bedrooms, varying in size, as well as a modern fitted family suite. On the second floor, a converted loft creates a great double bedroom boasting far-reaching views and an en suite shower room.

Outside, the property has a generous multi-level garden with areas of laid to lawn and patio. Parking is on street, to the front of the property.

VIEWING RECOMMENDED



## The property...

**ENTRANCE HALL-** Composite front door, stairs to first floor and doors to principal rooms

**KITCHEN/BREAKFAST ROOM-** The beautiful, contemporary, modern kitchen is the true centrepiece of the home, combining abundant natural light and a stylish fitted kitchen. Comprising fitted shaker style wall and base units with contrasting wooden work surfaces, one and half bowl ceramic sink with swan neck mixer tap above. This is furthered by cleverly incorporated breakfast bar with matching shaker style cupboards below. Integrated dishwasher, space for American style fridge-freezer, washing machine and range style cooker with integrated cooker hood above and brick effect splashback. This seamlessly leads into an open social space, could be used as a snug or dining space, with expansive rear aspect double glazed windows and doors opening into the rear garden and further overlooking the Sussex countryside. This naturally bright space is enhanced by the overhead skylight, offering generous natural light. Door to-

**CLOAKROOM/W.C.-** White low-level W.C., wash hand basin.

**DINING ROOM-** A front aspect space with double glazed windows overlooking the front of the property, fitted panelled units and cupboards. This opens to-

**SITTING ROOM-** A good size room with double glazed bay window overlooking the rear garden, feature fireplace with wooden mantel and tiled surround and hearth

**FIRST FLOOR LANDING-** Front and side aspect double glazed window, doors to principal rooms and stairs to second floor

**BEDROOM-** A super double room with rear aspect double glazed window, built-in wardrobes

**BEDROOM-** A great double bedroom with expansive front aspect double glazed windows

**BEDROOM-** A single bedroom with rear aspect double glazed windows and vaulted ceilings





## *Property and Outside...*

**BATHROOM-** Fitted with a modern white suite comprising a panel enclosed bath with central shower attachment and tiled surround, wash hand basin set in vanity unit, low level W.C. with concealed unit and obscured windows.

**BEDROOM-** On the second floor, a beautifully converted loft now boasts a stunning double bedroom with rear aspect double glazed doors open onto a Juliet Balcony with pretty, far-reaching views, and features a-

**EN SUITE-** Walk in shower with glass screen hand wash basin with set in vanity unit below, wc, Velux window, chrome heated towel rail, tiled walls and flooring

**REAR GARDEN-** A beautifully arranged multi-level garden offering both charm and practicality. The upper tier features an inviting patio area, ideal for outdoor dining and entertaining, while enjoying an elevated outlook across the garden and further over Lewes town and the South Downs. Steps lead down to a more expansive lower level, laid predominantly to lawn, providing ample space for relaxation or family use and boasting a small pond. The garden is framed by a delightful mix of mature trees and well-stocked flower borders

**GARAGE-** Opposite the front of the property is a highly desirable garage with manual roller door, space for a vehicle or great storage space





## Location...

**St Michaels Terrace** is a highly sought after street, located in the New Malling area of Lewes, with beautiful views over the Lewes town and South Downs National Park.

The area benefits from a highly-regarded primary school, local shop and numerous children's recreation grounds; higher education can also be found in Lewes. Scenic walks can also be found within moments of the property along the former Railway cutting. There is also a regular local bus service with services to Lewes and Brighton

The High Street is just a 17-minute walk (source Google Maps), and Lewes Mainline Railways Station is a little further with direct services to London, Brighton and Gatwick.

Lewes town centre offers an array of shops, public houses, and restaurants. There is a wealth of charm and character to this historic market town, which is home to Anne of Cleves House, Lewes Castle and Priory Ruins. The Depot Cinema, leisure centre and Pells open air swimming pool can also be found around the town centre.



Tenure - Freehold

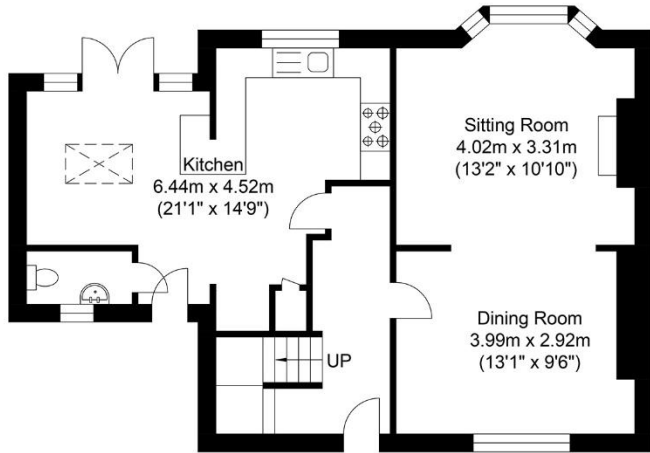
Gas central Heating

Double Glazing.

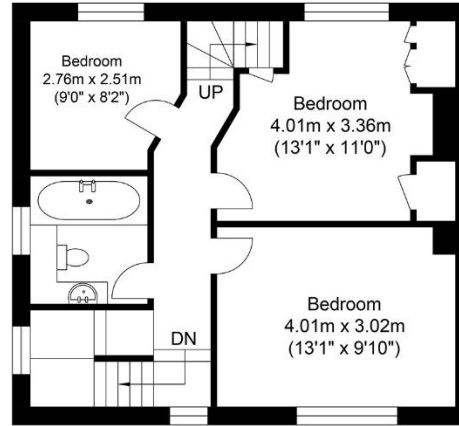
EPC Rating - TBC

Council Tax Band - C

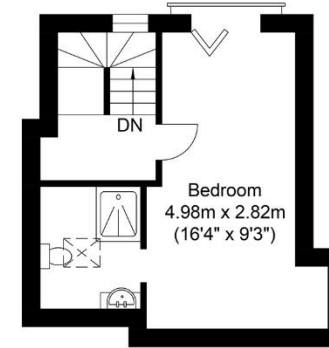
Viewing recommended



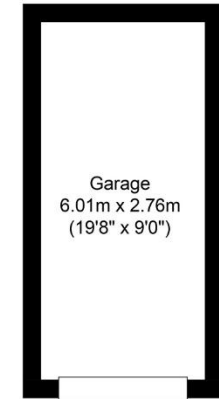
Ground Floor  
Approximate Floor Area  
620.97 sq ft  
(57.69 sq m)



First Floor  
Approximate Floor Area  
498.47 sq ft  
(46.31 sq m)



Second Floor  
Approximate Floor Area  
223.99 sq ft  
(20.81 sq m)



Garage  
Approximate Floor Area  
178.57 sq ft  
(16.59 sq m)



Approximate Gross Internal Area (Excluding Garage) = 124.81 sq m / 1343.44 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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