



Broughton Astley Lewes, East Sussex

STRUTT & PARKER

Broughton Astley

Kingston Road, Lewes,
East Sussex, BN7 3NB

Lewes mainline railway station 1 mile,
Brighton & Hove 8 miles, Haywards Heath
13 miles, Gatwick 33 miles, London 51 miles

A substantial detached Edwardian house with views to the South Downs and conveniently situated for the mainline station

Entrance vestibule | Entrance hall | Drawing
room | Dining room | Kitchen | Breakfast room
Walk-in pantry | Utility room | Cloakroom
Rear entrance hall | Cellar

Principal suite comprising bedroom and shower
room | 5 Further bedrooms | Study/Bedroom 7
2 Bathrooms

Garage | South facing garden | Garden store
Greenhouse | Parking

Situation

Broughton Astley is situated in an elevated
south facing position and set well back from
the road, on the south west side of Lewes.
The property is within easy distance of the town
centre and close to the mainline railway station
with its regular service to London (London
Victoria/London Bridge in about 64 minutes).

Lewes is situated within the South Downs
National Park and has a wide range of shops,
cafes and restaurants, together with several
supermarkets. The city of Brighton and Hove
is about 8 miles to the south west and provides
a comprehensive range of cultural and
shopping facilities.

The South Downs National Park provides
wonderful opportunities for walking and

recreation. The port of Newhaven, some 6.5
miles to the south, has a ferry service to Dieppe.
The internationally renowned Glyndebourne
Opera House is about 4.5 miles to the east.

The Property

This detached early Edwardian house, built circa
1904, offers spacious and well-proportioned
accommodation, with excellent natural light,
and is arranged over three floors. From many
of the rooms, particularly on the upper floors,
there are wonderful far reaching views to the
South Downs. The house offers numerous
period features including many period fireplaces,
high ceilings, sash windows, panelled doors
and some large bay windows.

Of particular note is the spacious dual aspect
drawing room which has a fireplace inset with
a wood burning stove and a half glazed door
to the garden. The kitchen and breakfast room
have a tiled floor and the breakfast room has
an Aga and double doors leading to a sheltered
paved sitting area to the west side of the house.
The dining room has a period fireplace and a
south facing bay window. The principal bedroom
is situated on the first floor and has a double
aspect and an ensuite shower room. Over the
first and second floors, there are 6 further good
sized bedrooms, one of which is currently being
used as a study, some with built in cupboards
and there is a bathroom on each floor.

Broughton Astley is approached from Kingston
Road via a shared drive which leads to the
property's gravel parking area, adjacent to the
house and the garage. From the parking area
steps lead up to the front door. To one side
of the parking area is an area of lawn with a
mature mulberry tree and yew tree to one side.
The principal gardens lie to the east and north
of the house and benefit from some stunning
far reaching views to the Ouse Valley and the
South Downs. The garden is mainly laid to lawn
and consists of a gentle south facing slope
interspersed with some fruit trees. To the south
side of the garden is a flat area of lawn adjacent
to the east side of the house and accessed from
the drawing room.











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General

8 Solar panels provide electricity and a feed-in tariff for 25 years from installation dated 20th May 2011.

Services: Mains water, electricity and drainage. Oil fired boiler and Aga.

EPC band: F

Local authorities:

Lewes District Council Tel: 01273 471600
East Sussex County Council Tel: 03456 080190

Council Tax Band: G

Directions

From Lewes Railway station proceed along Station Road in a southerly direction and at the mini roundabout, turn right along Priory Road. At the next mini roundabout, proceed straight across into Southover High Street. Continue along Southover High Street passing the church of St John the Baptist on the left and Anne of Cleves House on the right. At the next mini roundabout proceed straight over (signed Kingston and Newhaven) and continue along the Kingston Road for 0.5 mile, passing the Lewes Rugby ground on the left.

As the road bends to the right the shared driveway to Broughton Astley will be seen on the right. After turning into the driveway, Broughton Astley is at the top of the incline just before the drive bends to the right.

Lewes

201 High Street, Lewes, East Sussex BN7 2NR

01273 475 411

lewes@struttandparker.com
struttandparker.com

55 offices across England and Scotland,
including 10 offices in Central London

Floorplans

Gross internal area.

3,455 sq.ft or 321 sq.m (Includes cellar)

For identification purposes only.



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