












26 Grange Road
Lewes, East Sussex

A Victorian four-bedroom townhouse in a very central Southover location with a delightful south-facing garden.

An attractive mid-terrace period family home arranged over four floors, offering spacious family living and benefitting from a private south-facing garden. Located in a premier road in Lewes town centre, near to primary schools, Southover Grange Gardens, the station and further local amenities.

| | | | | | |
|---|--------------------------|---|--------------------|---|-----------------------------|
|  | 2 RECEPTION ROOMS |  | 4 BEDROOMS |  | 2 BATHROOMS |
|  | PERMIT PARKING |  | GARDEN |  | FREEHOLD |
|  | TOWN |  | 1,460 SQ FT |  | £950,000 GUIDE PRICE |



The property

26 Grange Road is an attractive mid-terrace period townhouse offering more than 1,400 sq ft of light-filled flexible accommodation arranged over four floors. Configured to provide a practical living and entertaining environment, sensitively combining modern amenities and neutral décor with period features including sash glazing, high ceilings and original fireplaces, the ground floor accommodation flows from a wooden-floored reception hall. It comprises an extensive dual aspect sitting room with a front aspect bay window, exposed wooden flooring, a woodburning stove and a feature cast iron open fire, both flanked by original fitted storage, together with an adjacent modern fully-tiled family bathroom.

On the lower ground floor a hallway with useful storage has doors to a private front courtyard with steps up to the ground floor level and to a large dual aspect kitchen/dining room.

The kitchen features tiled flooring, freestanding base units, complementary work surfaces, original built-in cupboards, a Belfast sink and integrated appliances including an angle with a modern range cooker. The rear aspect dining room has exposed wooden flooring, space for a sizeable table, a feature cast iron open fireplace flanked by original fitted storage, a useful en suite cloakroom and a door to a fitted utility room with a glazed door to the rear terrace. On the ground floor there is a dual-aspect sitting room and a bathroom to the rear aspect.

On the first floor the property offers a generous principal bedroom with a front aspect bay window, feature fireplace and fitted storage, a further rear aspect double bedroom and a contemporary fully-tiled family shower room. The part-vaulted second floor houses a further front aspect double bedroom with useful eaves storage and a rear aspect study/bedroom four with bespoke shelving and an ornate cast iron fireplace and with potential for use as an additional bedroom if required.



Outside

Set behind original iron railings and having plenty of kerb appeal, the property is approached direct from the pavement over a path leading to the canopied front door, a pedestrian gate set into the railings giving access to steps leading down to the lower ground floor courtyard with built-in store and the kitchen/dining room beyond. The generous south-facing enclosed garden to the rear is laid mainly to lawn and features a useful garden store and a wraparound decked terrace accessible from the lower ground floor, ideal for entertaining and al fresco dining.

Location

The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including an independent cinema and the oldest freshwater outdoor swimming pool in the UK.

The eclectic town also offers a weekly farmers market with artisan coffee roasters, cheese makers, bakeries, and fresh fish from Newhaven. Local vineyards and breweries are a plenty; Harvey's, Beak and Abyss Breweries, in conjunction with local vineyards and restaurants at Rathfinny, Ridgeview, Artelium and Bolney.

More comprehensive amenities are available in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include opera at Glyndebourne, numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, and sailing at Brighton.

Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (0.3 mile) offers regular services to central London (London Victoria 1 hour 8 minutes).

Distances

- Lewes High Street 0.3 mile
- A27 (Lewes Road) 1.7 miles
- Brighton 8.4 miles
- Haywards Heath 11.7 miles
- London Gatwick Airport 31.7 miles
- London Heathrow Airport 69.8 miles
- Central London 81.5 miles

Nearby Stations

- Lewes
- Cooksbridge
- Falmer

Key Locations

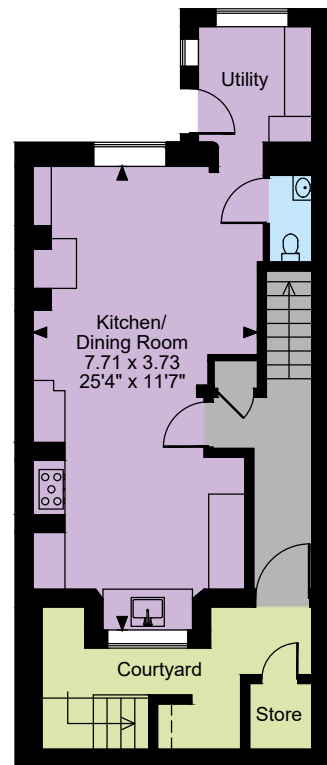
- River Ouse
- Pells Pool
- South Downs National Park and South Downs Way
- Anne of Cleves House

- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Charleston Farmhouse
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

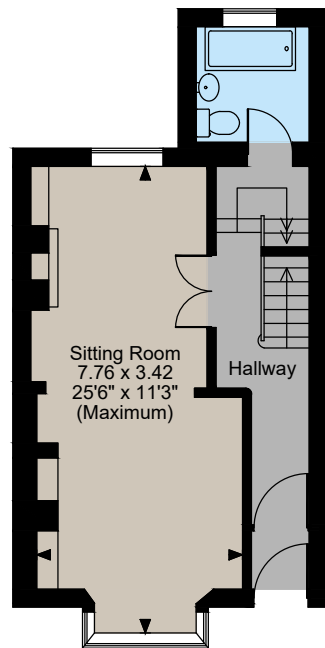
Nearby Schools

- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Priory School
- South Malling CofE Primary School
- Iford and Kingston CofE Primary School
- Plumpton College

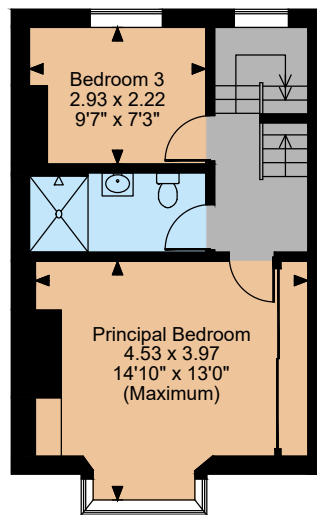




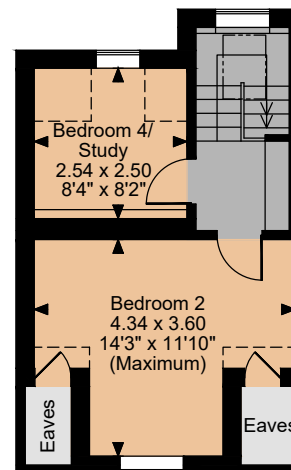
Lower Ground Floor



Ground Floor

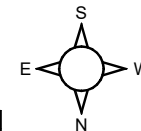
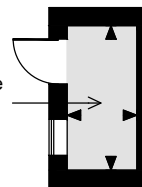


First Floor



Second Floor

Garden Store
2.40 x 1.16
7'10" x 3'10"



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,430 sq ft (133 sq m)

Garden store internal area 30 sq ft (3 sq m)

Total internal area 1,460 sq ft (136 sq m)

For identification purposes only.

Directions

BN7 1TS

what3words: ///enlarge.relocated.perkily

General

Local Authority: Lewes District Council

Services: All mains services. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

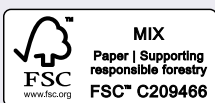
EPC Rating: Band D

Lewes

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