






121 High Street
Lewes, East Sussex


A fine Grade II listed six bedroom town house with south facing garden in a highly-convenient location


An impressive double-fronted period family home in need of some cosmetic modernisation. Period features include sash and casement glazing, high ceilings, picture rails and some original fireplaces. There is a sunny southerly garden and some stunning views, and occupies a sought-after location at the heart of the town centre, near to local amenities and the main line railway station.


**2 RECEPTION ROOMS**


**6 BEDROOMS**


**1 BATHROOM
1 CLOAKROOM**


**ON-STREET PARKING**

**SOUTH FACING GARDEN**

**FREEHOLD**

**TOWN**

**2,432 SQ FT**

**GUIDE PRICE
£950,000**



The property

Dating in part from the early 18th century and later used as St Michael's Rectory, 121 High Street is a handsome double-fronted family home. It offers more than 2,400 sq ft of light-filled flexible accommodation arranged over three floors. While in need of modernisation, the property offers the prospective purchaser the opportunity to create an elegant and practical family home, sensitively incorporating period features including sash and casement glazing, generously-proportioned rooms, high ceilings, picture rails and some original fireplaces. Featuring parquet flooring throughout, the ground floor accommodation flows from a welcoming part double-height reception hall with useful storage and a galleried landing over. It briefly comprises a 25ft dual aspect sitting room with a large rear aspect bay, an exposed brick open fireplace and a service hatch to the kitchen, together with a generous front aspect family room. The ground floor accommodation is completed by a rear aspect kitchen with a range of wall and base units, a sink and an Aga. It opens into a rear hall with a useful en suite cloakroom and a door to the rear garden.

Stairs rise from the reception hall to a generous first floor galleried landing with further useful storage. It gives access to a front aspect L-shaped principal bedroom with a feature cast iron open fireplace and fitted storage, a double bedroom with rear aspect bow window and a further dual aspect double bedroom with a large rear aspect bay, exposed wooden flooring and a covered feature fireplace, all three rooms benefitting from useful sinks. A family bathroom completes the first floor accommodation. A separate staircase rises to the vaulted second floor which features some exposed beams and houses the property's three remaining double bedrooms, together with a useful WC.



Outside

Having attractive mathematical tiling to the front elevation, the property is approached direct from the pavement through a panelled front door with a Doric pilaster surround topped by a triangular pediment. It benefits from resident parking permits and on-street parking. The enclosed walled garden to the rear, also in need of some cosmetic maintenance, features block-paved and naturally-planted areas screened by mature shrubs and trees and provides a garden store and a covered seating area, offering the prospective purchaser the opportunity to create an ideal space 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 a cinema and racecourse. More comprehensive amenities are available in Haywards Heath and in the coastal business and entertainment city of Brighton. Sporting

and recreational facilities in the area include numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, sailing at Brighton and Chichester and opera at Glyndebourne. Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (0.5 mile) offers regular services to central London.

The area offers a good range of state primary and secondary schooling including Barcombe CofE Primary School (rated Outstanding by Ofsted) together with independent schools including Lewes Old Grammar, Northease Manor, Oxford International College and Roedean.



Distances

- Brighton 8.1 miles
- Haywards Heath 11.4 miles
- London Gatwick Airport 31.4 miles
- Central London 67.5 miles
- London Heathrow Airport 69.5 miles

Nearby Railway Stations

- Lewes
- Cooksbridge
- Glynde
- Falmer

Key Locations

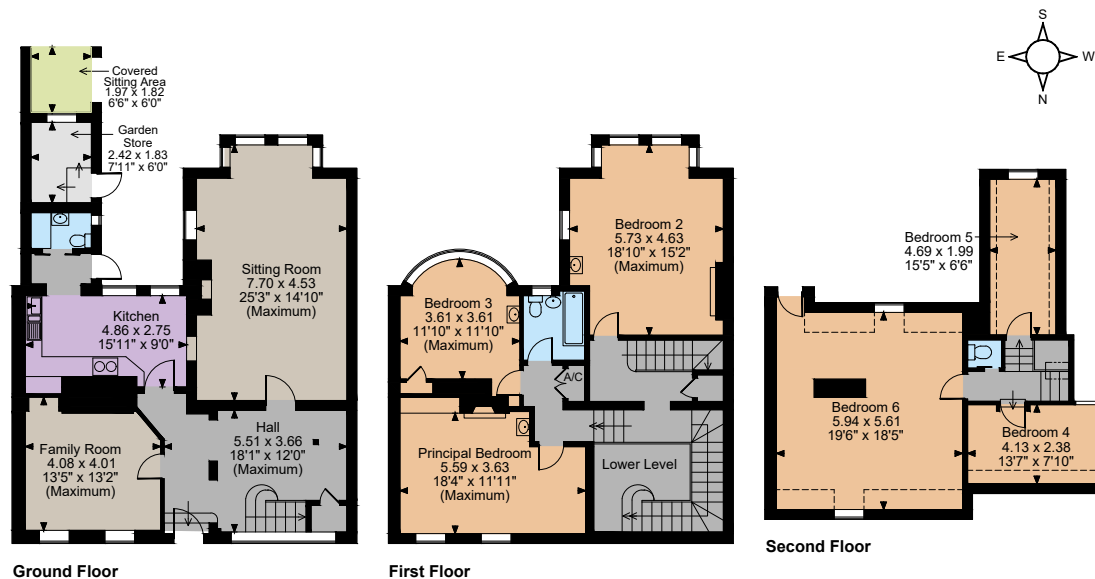
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Southover Grange Gardens
- Lewes Priory

- Monk's House (National Trust)
- Glyndebourne

Nearby Schools

- Lewes Old Grammar School
- Southover CofE Primary School
- Western Road Community Primary School
- Wallands Community Primary and Nursery School
- Priory School
- South Malling CofE Primary and Nursery School
- Iford and Kingston CofE Primary School
- Hamsey Community Primary School
- Northease Manor
- Ringmer Primary and Nursery School
- King's Academy Ringmer
- Barcombe CofE Primary School





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans

Main House internal area 2,432 sq ft (226 sq m)

Garden store internal area 47 sq ft (9 sq m)

Total internal area 2,479 sq ft (230 sq m)

For identification purposes only.

Directions

BN7 1XJ

what3words: /// prefer.interview.loom

General

Local Authority: Lewes District Council

Services: All mains services

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

Council Tax: Band G

EPC Rating: Band F



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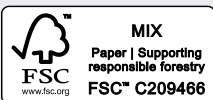
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