

14 Market Street,  
Lewes



Strutt  
& Parker

Land and property. Since 1885.

**A wonderful three-storey period townhouse offering eclectic interiors and a private courtyard garden, in prime historic town centre location.**

This delightful period property combines traditional architectural character with distinctive, contemporary styling, offering more than 1,000 sq ft of well-presented accommodation arranged across three floors.

The ground floor opens into a versatile study, currently used as a formal dining room, featuring cushioned wood effect flooring and a wall of integrated shelving, working fireplace. The kitchen forms the heart of the home and is particularly characterful, fitted with shaker-style cabinetry, a breakfast bar, alongside a striking exposed brick chimney breast housing a wood-burning stove (currently capped). To the rear, a useful utility area, cloakroom and wine cellar provide excellent additional storage and practicality.

On the first floor, a spacious sitting room benefits from large double glazed windows, allowing for good natural light, while a well-proportioned double bedroom with a feature fireplace and fitted shelving lies adjacent. The second floor is dedicated to the principal bedroom and family bathroom. The principal bedroom enjoys elevated views across the rooftops of Lewes towards the South Downs, while the bathroom is generously sized and fitted with both an oversized bath and separate shower.

Outside, the property benefits from a private brick-paved courtyard garden, enclosed by mature traditional bungaroosh walls and attractively arranged with established planting, including a cherry tree, water feature and an exit to the bin storage. The space provides a pleasant setting for outdoor seating and dining. The property is ideally positioned to enjoy the amenities of Lewes, with its range of independent shops, cafés and historic landmarks all within easy walking distance.



**Location**

The property lies in a central position on Market Street, in the heart of the historic county town of Lewes, renowned for its period architecture and vibrant community. The town offers an excellent range of amenities, including independent shops, cafés, restaurants and public houses, as well as larger supermarkets and leisure facilities. Lewes is also well known for its schooling, with a number of highly regarded independent schools in the area including Lewes Old Grammar School, Cumnor House and Brighton College, together with a selection of well-regarded state schools. Communications are excellent, with Lewes railway station providing regular services to London Victoria and London Bridge, as well as to Brighton, while the A27 offers convenient access along the south coast and to the wider road network.

Postcode: BN7

**General**

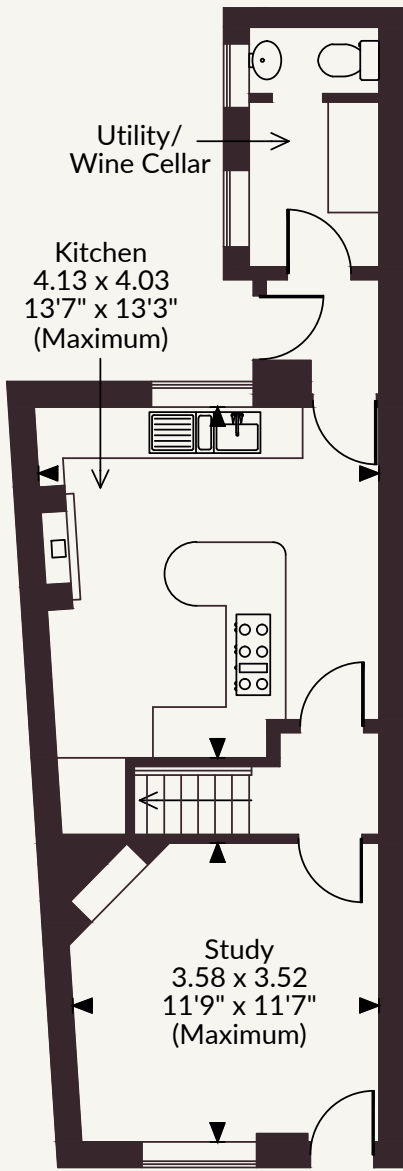
Local Authority: Lewes District Council  
Services: All mains services  
Council Tax: Band E  
EPC Rating: E

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

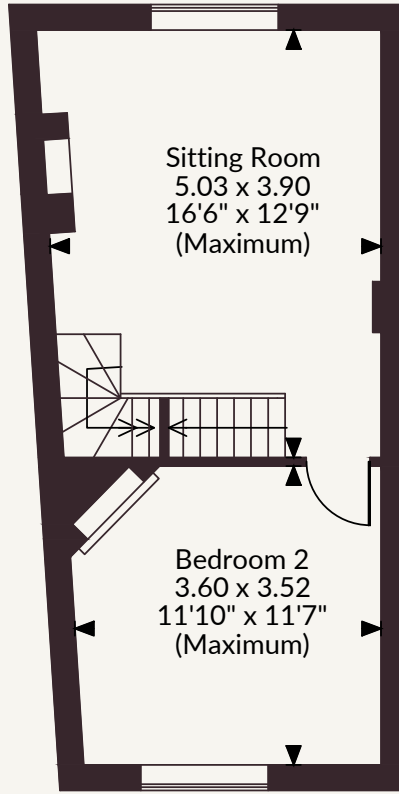


**1,068 sq ft (99 sq m)**  
**2 reception rooms**  
**Kitchen/breakfast Room**  
**2 bedrooms**  
**1 bathroom**  
**Courtyard garden**  
**Freehold | Lewes town**

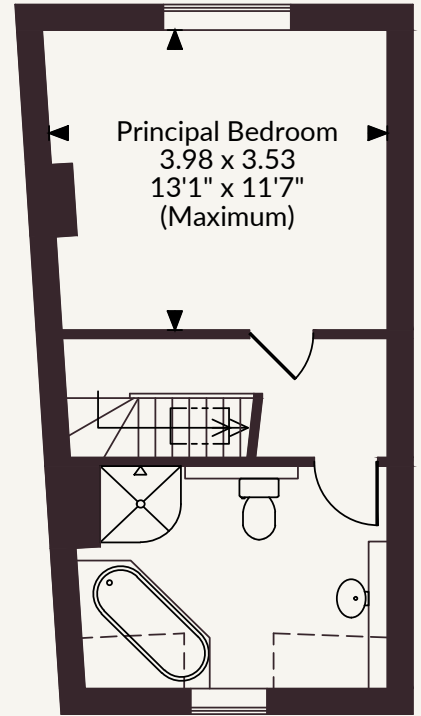
**Guide price £625,000**



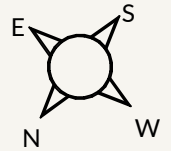
Ground Floor



First Floor



Second Floor



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

☐☐☐☐ Denotes restricted head height

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## Strutt & Parker Lewes Office

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