



Crowlink

Rotten Row, Lewes, East Sussex

STRUTT
& PARKER

BNP PARIBAS GROUP

A beautifully presented home with stylish accommodation, landscaped gardens, swimming pool and private driveway.

A stunning period house with extensive accommodation, in a much sought-after position, within a stone's throw of Lewes' eclectic High Street. The property features more than 3,000 square feet of highly attractive living space, combining period elegance with understated modern style and elevated views across Lewes and the countryside beyond.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DRIVEWAY PARKING



LANDSCAPED GARDENS



FREEHOLD



TOWN



3,169 SQ FT



**GUIDE PRICE
£2,890,000**



The property

Crowlink is an outstanding semi-detached period property, set in one of the most-sought after locations in Lewes, just moments from the historic centre and castle. The property is arranged across three levels and features immaculate contemporary styling, alongside splendid original details such as high ceilings, cornicing and tall sash windows. The ground floor has four comfortable, flexible reception rooms, including the drawing room, sitting room and family room, which connect via folding doors to create an open, spacious layout. The drawing room features a south-facing bay window and built-in shelving, while the sitting room has a fireplace fitted with a logburner and the family room/snug provides further useful space in which to relax.

Additionally, the ground floor offers a home study with built-in storage and a Juliet balcony overlooking the gardens with far-reaching views across the town and towards the South Downs.

Further living and entertaining space is found on the lower ground floor, where there is an impressive open-plan kitchen and dining room with full-height windows and French doors opening onto the rear garden. The kitchen has bespoke modern cabinetry and a stainless steel range cooker, while there is also a larder, a store and a utility room providing further storage space. The dining area provides plenty of space for a family dining table and also features a corner woodburning stove.

There is one generous double bedroom on the ground floor, while four further bedrooms can be found on the first floor. These include the generous principal bedroom with its fitted wardrobes and en suite shower room. There is also a large, luxury family bathroom on the first floor, and an additional bathroom on the ground level.









Outside

At the front of the property, the gravel driveway provides ample parking. The south-facing rear garden is presented on terraced levels to reveal splendid views across Lewes and towards the South Downs. It includes sunny terrace areas for al fresco dining, border beds with various shrubs and an array of tropical palms.

There is also a seating area shaded by a gazebo, and a garden studio/home office, providing a space for home working or simply enjoying the views across the gardens and beyond. There is a heated swimming pool, situated so as to not impinge on the garden or views.

Location

The property lies in a most sought-after Lewes setting, just a quarter of a mile from the town centre and approximately half a mile from the mainline station (London Victoria about 64 minutes). This vibrant and historic county town forms part of the South Downs National Park and provides an excellent range of individual shops, restaurants and recreational facilities. The town also provides a choice of schools, including the independent Lewes Old Grammar School. The A27 lies a short distance to the south of Lewes and provides fast access to the A23/M23, Gatwick Airport and the national motorway network. The coastal, business and entertainment city of Brighton and Hove is some seven miles distant.

Distances

- Lewes town centre 0.2 miles
- Brighton 7.5 miles
- Uckfield 8.5 miles
- Seaford 10.5 miles
- Eastbourne 16 miles
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Nearby Stations

- Lewes Station
- Cooksbridge Station
- Glynde Station
- Southease Station

Key Locations

- Lewes Castle & Museum
- Anne of Cleves House Museum
- Southover Grange Gardens
- Priory Ruins & Lewes Priory Park
- Harvey's Brewery (historic brewery & shop)
- Glyndebourne Opera House
- Firle Place (historic country house & gardens)

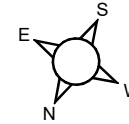
- South Downs National Park (access from multiple points)
- Ditchling Beacon (scenic viewpoint on the South Downs Way)

Nearby Schools

- Lewes Old Grammar School
- Southover CofE Primary School
- Western Road Community Primary School
- Cumnor House Sussex
- Great Walstead School
- St Andrew's Prep
- Bede's Preparatory School
- Bede's Senior School







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

House internal area 3,169 sq ft (294 sq m)
Studio/Office internal area 145 sq ft (13 sq m)
Total internal area 3,314 sq ft (308 sq m)
For identification purposes only.

Directions

BN7 1TN
///what3words: ///craftsmen.salutes.cliff

General

Local Authority: Lewes District Council
Services: All mains services. Gas-fired central heating.
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: Band D

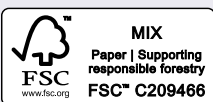
Lewes

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