



Antioch House West

Rotten Row, Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome Grade II listed period house with unique features and styling, private courtyard, garage and parking.

A charming semi-detached period house with a wealth of character features and charm, yet requiring modernisation, set in a highly sought-after position close to the historic High Street. The accommodation displays refined, elegant features throughout, with unique design detailing and splendid original fittings, while outside there is a delightful walled south-facing courtyard garden.



4 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



GARAGE/ DRIVEWAY



WALLED COURTYARD GARDEN



FREEHOLD



TOWN



2,493 SQ FT



£1,400,000 GUIDE PRICE



The property

Antioch House West is a highly impressive period property, set among beautiful historic buildings. It offers three bedrooms and four interestingly presented reception rooms, featuring original character details such as fireplaces and large sash windows that fill the interiors with natural light.

The ground floor has a welcoming entrance hall and a door leading to the splendid formal dining room, with all four walls adorned with delightful hand-painted scenery and sliding glass doors opening onto the sunny conservatory, which has a south-facing aspect and opens onto the paved courtyard garden via French doors. Adjoining the dining room is the kitchen with its fitted wooden units, integrated double oven and gas hob with grill and extractor hood. Stairs lead from the entrance hall down to the wine cellar, store and boiler room, while on the mid-landing level there are further reception rooms in the adjoining semi open-plan library and drawing room. Both rooms are connected via an open archway, creating a light and airy space in which to relax and entertain.

The first floor comprises two well-presented double bedrooms, including the principal bedroom with an en suite shower room. The second bedroom has its own washbasin, while the landing provides access to the family bathroom, as well as a utility room and useful store. On the top floor, there is a further large double bedroom with an en suite bathroom, measuring 32ft and featuring south-facing dormer windows with views towards the South Downs. This room could alternatively be used as a study/studio or could easily be divided as there are two windows and ample space.

There is a basement that not only presents an opportunity for conversion (STPP) to a cinema room, games room etc but is rather unique with natural light.











Outside

At the entrance to the property, a paved courtyard provides parking space and access to the double height garage (potential studio), with double gates for vehicles and a separate gate for pedestrian access, opening onto the south-facing courtyard walled garden. The garden includes brick and paved terracing, providing peaceful space for al fresco dining, shaded by mature trees and established shrubs and hedgerows for a sense of peace and privacy.

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

- Brighton 9.2 miles
- Alfriston 10.1 miles
- Seaford 10.5 miles
- Eastbourne 17.5 miles

Nearby Stations

- Lewes

Key Locations

- Lewes Castle & Museum
- Anne of Cleves House Museum
- Southover Grange Gardens
- Charleston Farmhouse
- Charleston Art Gallery
- Priory Ruins & Lewes Priory Park
- Harvey's Brewery (historic brewery & shop)
- Glyndebourne Opera House
- Firlle 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 (Independent Pre-Prep section)
- 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.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,493 sq ft (232 sq m)

Garage/Ptl studio internal area 218 sq ft (20 sq m)

Total internal area 2,711 sq ft (252 sq m)

For identification purposes only.

Directions

BN7 1TN

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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 G

EPC Rating: Band D

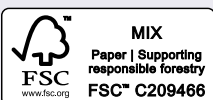
Lewes

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