



7 Wallands Crescent, Lewes, East Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

7 Wallands Crescent Lewes, East Sussex BN7 2QT

A rare opportunity to acquire a beautifully presented seven bedroom family home with studio annexe, providing a mix of contemporary living and Victorian features, within striking distance of Lewes' eclectic High Street

Lewes High Street 0.3 mile, Brighton 8.9 miles, Haywards Heath 11.6 miles, Lewes station 0.5 mile (Victoria 68 minutes), Gatwick Airport 32.2 miles, central London 68.9 miles

Porch | Reception hall | Drawing room | Sitting room | Kitchen/dining/family room | Utility room | 2 Cloakrooms | 7 Bedrooms and 3 en suites | Dressing room | Family bathroom | Garden | Greenhouse | Studio annexe | Outbuilding with studio and store | Outbuilding with boiler room and wood store | EPC rating E

The property

7 Wallands Crescent, on one of Lewes' most prestigious roads, and this period property provides more than 4,200 sq. ft. of sensitively modernised accommodation arranged over four floors. Retained period features include some sash glazing, high ceilings with fine cornicing, original fireplaces and a wealth of exposed wooden flooring. The accommodation flows from a welcoming reception hall with feature tiled flooring and cloakroom. It comprises a drawing room with feature bay window and fireplace with woodburner and bespoke storage to each side, a sitting room with feature fireplace, and a bedroom with en suite shower room. The lower ground floor, designed by award winning RIBA architect Charles Meloy, features an extensive split-level kitchen/dining/family room with a range of wall and base units including a large central island and modern integrated appliances. The dining area has full-width steps, incorporating a contemporary double-sided fireplace, which

leads down to a family area with patio doors to the terrace. There is also a separate fitted utility room, a second cloakroom, and a bedroom with an en suite shower room and French doors to the garden. The first floor provides a principal bedroom with en suite bathroom, one further bedroom and a fitted dressing room with feature fireplace, suitable for use as an additional bedroom if required. The property's three remaining double bedrooms and a modern family bathroom can be found on the second floor. Some of the interiors were sensitively designed by local Anna Standish.

Outside

Having plenty of kerb appeal, the property is approached through twin stone pillars over a block-paved forecourt providing private parking and giving access to an original greenhouse. The enclosed rear garden is laid mainly to lawn bordered by mature planting and features numerous seating areas, a garden pond, a detached studio annexe with full-height glazing, kitchenette, cloakroom and French doors to the garden, a further outbuilding with studio and store and a large paved terrace, ideal for entertaining and al fresco dining.

Location

The property sits in a central no-through location in vibrant Lewes, which forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets, cafés, restaurants, and recreational facilities including a cinema and racecourse. Independent schools include Lewes Old Grammar, Roedean and Brighton College.





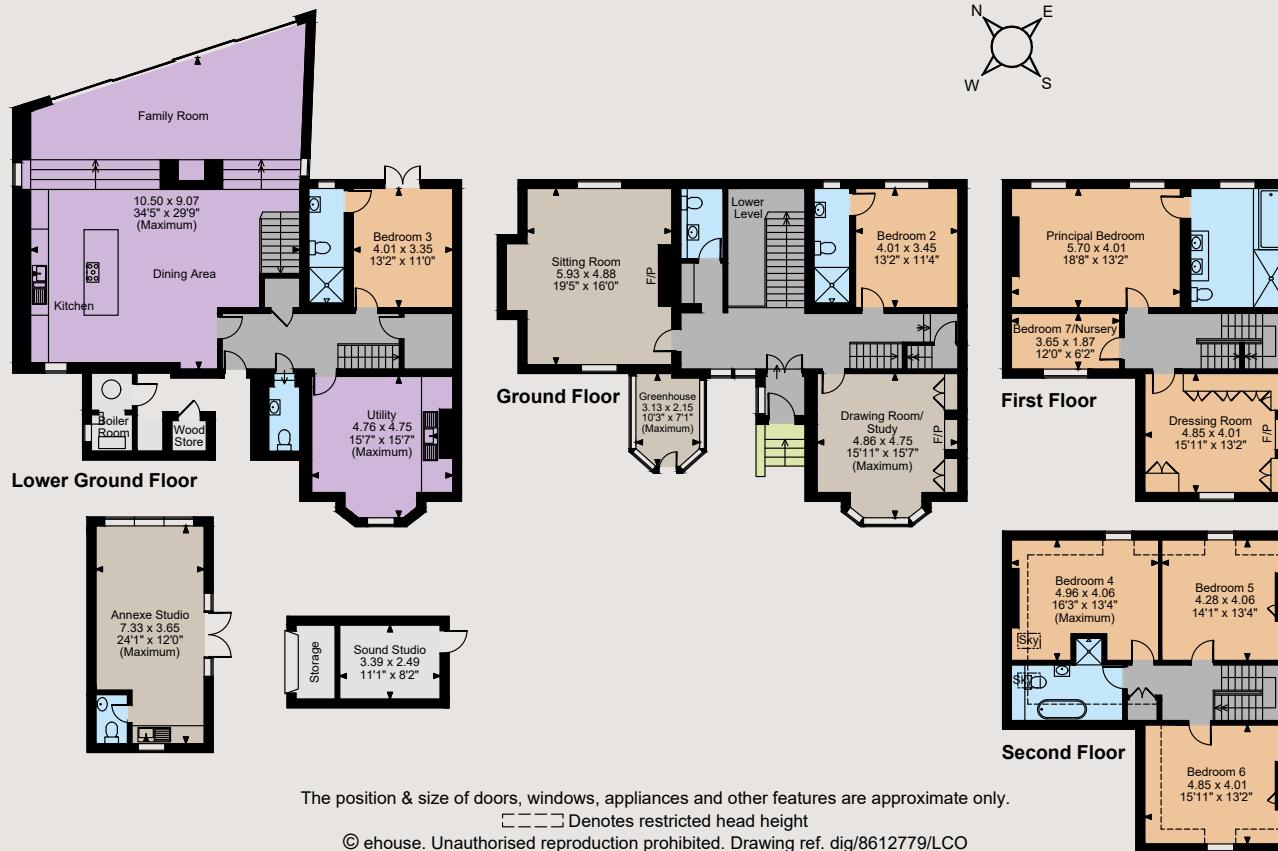








Floorplans
 Main House internal area 4,231 sq ft (393 sq m)
 Studios internal area 418 sq ft (39 sq m)
 Greenhouse internal area 67 sq ft (6 sq m)
 Boiler Room & Stores internal area 67 sq ft (6 sq m)
 Total internal area 4,783 sq ft (444 sq m)
 For identification purposes only.



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Directions

What3Words: ///tenure.slung.roving

General

Local Authority: Lewes District Council

Services: All mains services

Council Tax: Band G

Tenure: Freehold

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Guide Price: £2,500,000

Lewes

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 including Prime Central London

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