



Castle Hill House, High Street, Lewes

Castle Hill House is a unique opportunity to own a piece of history without compromising on modern luxury. It blends timeless character with contemporary finishes. This Grade II listed townhouse located in the heart of the vibrant county town of Lewes is arranged over five floors and boasts flexible, attractive and generous living accommodation throughout.

Lewes' mainline train station, with direct trains to London in just over an hour, and Brighton in 20 minutes, is less than 5 minutes on foot. Within the South Downs National Park, the county town of Lewes provides a combination of town convenience, coupled with picturesque surrounding countryside. Lewes offers an excellent range of independent shops and includes three supermarkets. The independent Depot Cinema, just a few minutes away, is a state of the art three screen community cinema with gallery, restaurant and outdoor seating area. Lewes has a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College within an easy walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

- Exceptional Grade II Listed Town House
- Stunning Castle & Downland Views
- 21ft Luxury Kitchen/Breakfast Room
- Utility Room & Wine Cellar
- Up to 4 Double Bedrooms, 2 with en-suites
- Secluded Courtyard Garden & Large Balcony
- Garage with Roof Storage
- Sold with no onward chain



Wine Cellar
13'5" x 10'5"

Entrance Porch

Ground Floor - Dining Room /
Reception Room
15'1" x 14'5"

Kitchen/Breakfast Room
21'7" x 10'2"

Utility Room

First Floor - Reception
Room/Bedroom
14'5" x 12'9"

Family Bathroom

First Floor - Reception
Room/Bedroom With Balcony
16'8" x 12'1"

Second Floor - Front Bedroom
15'1" x 13'1"

Ensuite Bathroom

Second Floor - Rear Bedroom
12'9" x 11'5"

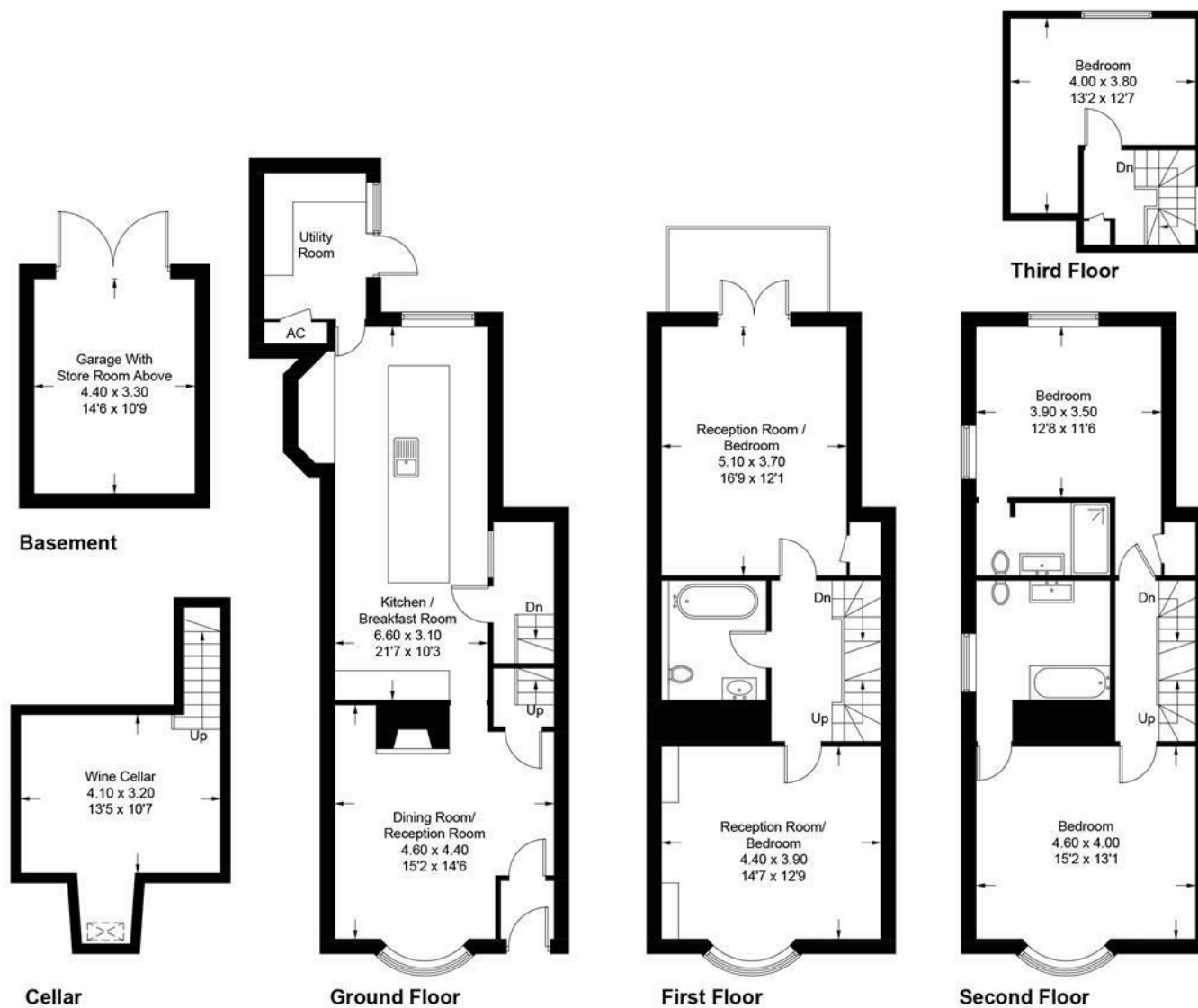
Ensuite Shower Room

Third Floor - Bedroom
13'1" x 12'5"

Courtyard Garden

Garage With Store Room Above
14'5" x 10'9"





Approximate Gross Internal Area = 208.3 sq m / 2242 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1194066)



t: 01273 477377

e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

Enter through the front door into a separate porch, followed by characterful multifunctional living space with exposed beams and large marble fireplace. Steps lead down to the 21ft Schuller kitchen/breakfast room complete with Italian marble surfaces, high-spec integrated Schuller appliances including a coffee machine, five ring gas hob, two Neff ovens and a combination microwave. The kitchen has a wealth of original detailing, panelled walls and an Inglenook fireplace.

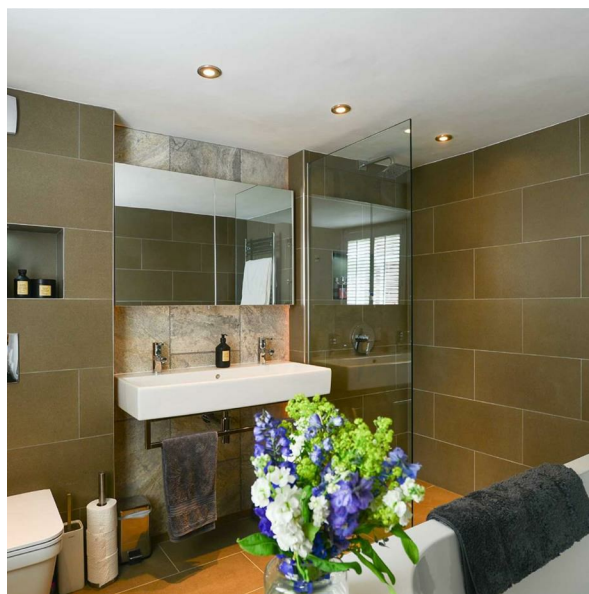
From the kitchen there is a useful utility room with Butler sink, space for appliances and a door to access the rear courtyard. A further door to the side of the kitchen leads you to a large basement with high ceilings and inbuilt wine shelves.

The first floor offers a double bedroom/reception room to the rear with inbuilt closet and French windows leading to a large, decked balcony. The room to the front is currently used as a second reception room/office but would also provide another double bedroom. The family bathroom on this level is complete with an exquisite copper bath.

The second floor consists of two further double bedrooms, one with a modern en-suite (including both a bath and shower), and a further double bedroom with en-suite shower room. These sumptuous bathrooms by Villeroy & Boch feature Grohe taps and under-floor heating.

The third floor provides a further bedroom and externally the property has a garage with storage room above accessed from the lane to the rear. Viewing is highly recommended to fully appreciate all that this property has to offer.

draft





**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377

e: sales@lewesestates.co.uk www.lewesestates.co.uk