The Former Lewes New School,, Lewes

Lewes Estates

Superbly Located in the popular and central Pells area of Lewes. Considered to be within a quieter part of town yet within easy walking distance of Lewes High Street and Mainline Railway Station. The School Buildings adjacent to the Pells Pond and historic open-air Swimming Pool, in a Tree-Lined Conservation Area of Lewes.

- Grade II Listed former Victorian school, totalling approximately 4,711 sq ft (440 sq m)
- Comprises of 2 Buildings and a Playground
- D1 Educational Use
- Located in the popular and central Pells area of Lewes
- Further Surveys, Drawings, and Documents available upon request
- Walk-Through Video Available

An opportunity to purchase the Grade II Listed former Victorian school, totalling approximately 4,711 sq ft (440 sq m) and located in the popular and central Pells area of Lewes.

We understand the property has D1 Educational Use. The school has recently been occupied by artists and craftsmen. We understand the Local Planning Authority wishes to the buildings to retain a community use.

Situated on the corner of Pelham Terrace and Talbot Terrace, the single storey purpose built school comprises of Two Buildings and retains a portion of the playground.

The Principle Building is approximately 2,532 sq ft (234.5 sq m) and comprises of an Assembly Hall with wooden floors, a vaulted ceiling and windows to front and rear aspects, 2 Classrooms, one of which has a temporary partition creating two rooms, (three rooms in total) both classrooms have vaulted ceilings and windows to both aspects. There is a further smaller third Classroom/Recreation Room which benefits from dual aspect windows. All Classrooms and The Assembly Hall can be reached independently through a corridor or via doors which interconnect to the adjoining room. The Principle

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.

Building also benefits from a Kitchen, Larder, Boiler Room and WC facilities.
The Secondary Building is approximately 2,179 sq ft (202.5 sq m) and can be approached via two lobby's, one of the South side of the building and one on the North side. The Secondary Building comprises of a large Hall with vaulted ceiling and windows to two sides. There are 3 Classrooms, one of which has a temporary partition creating two rooms out of one (creating 4 rooms in total) The Classrooms have vaulted ceilings and windows to either Talbot Terrace or the Playground. The Secondary Building has WC facilities located off of each Lobby. The Classrooms and Hall can be reached independently off of each Lobby and are interconnected via doors from the adjoining room. Both Buildings have Gas Central Heating. EPC Rating D for both Buildings
A Walk-Through Video of the School Buildings can be viewed here; https://www.youtube.com/watch?v=thWyR2hwIFg

draft

Lewes Estates

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: sales@lewesestates.co.uk www.lewesestates.co.uk