Grange Road, Lewes

Lewes Estates

Occupying a peaceful position on one of Lewes' most prestigious and sought-after residential roads, this outstanding four-bedroom, two-bathroom Victorian residence offers an exceptional blend of period elegance and contemporary living. Dating from circa 1872, the property has been meticulously renovated and thoughtfully enhanced to an exacting standard, resulting in a home of remarkable quality and timeless appeal.

Arranged over four floors, the accommodation is both generous and versatile, perfectly suited to modern family life. Light-filled interiors are complemented by a long south-facing garden, providing a wonderful extension of the living space and an ideal setting for entertaining or relaxing.

The home's rich architectural heritage has been carefully preserved, with an impressive collection of original features including elegant bay and sash windows, striking Victorian fireplaces, decorative ceiling roses, ornate cornicing, and traditional panelled doors. These characterful details are seamlessly paired with a sophisticated neutral colour palette and high-quality contemporary finishes, creating interiors

that feel both refined and inviting.

Combining beautifully proportioned accommodation, exceptional craftsmanship and an enviable central location, this is a rare opportunity to acquire a distinguished period home in the heart of Lewes.

Grange Road sits parallel to Southover High Street with it's historic sites of Anne of Cleves House, Southover Church and the Old Priory Monastery and is less than 10 minutes on foot to Lewes' mainline train station. The station benefits from direct trains to Brighton (in 20 minutes) and London Victoria (in 1 hour).

Our beautiful county town of Lewes forms part of the South Downs National Park and offers an excellent range of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and high quality sports facilities. There is an indoor swimming pool, track and tennis facilities, teams representing football, rugby, cricket and hockey and also the oldest freshwater outdoor swimming pool in the UK. There are multiple highly regarded primary schools with both Southover and Western Road being only 3 minutes around the corner. Priory Secondary School and also Sussex Downs College are within a 20 minute walk. The internationally recognised Glyndebourne Opera House is only four miles from Lewes.

You step through the front door into the entrance hall, with offers a door to the double aspect living room as well as stairs to higher and lowers levels. The living room measures 27 ft x 14 ft and has bay windows to the front and rear and two Victorian fireplaces.

Stairs with LED lighting descend to the open plan kitchen and adjoining dining room. The fitted kitchen comprises of a range of solid wood units with oak work tops and a larder cupboard, a Villeroy & Boch Belfast sink, a Falcon dual/fuel double oven range cooker and an integrated Neff dishwasher. Bi-folding doors open to the dining room with access to the lower ground floor front entrance. A modern shower room with toilet leads off this room.

Descending from this level to the rear is a useful garden room/study or guest area which overlooks the garden. There is space and plumbing for concealed washing machine and tumble dryer. Newly installed doors open onto the gravelled patio.

On the first and second floors are four bedrooms - two of which enjoy views towards the South Downs - and a luxury family bathroom with a classic white suite, including a roll top bath and separate shower cubicle.

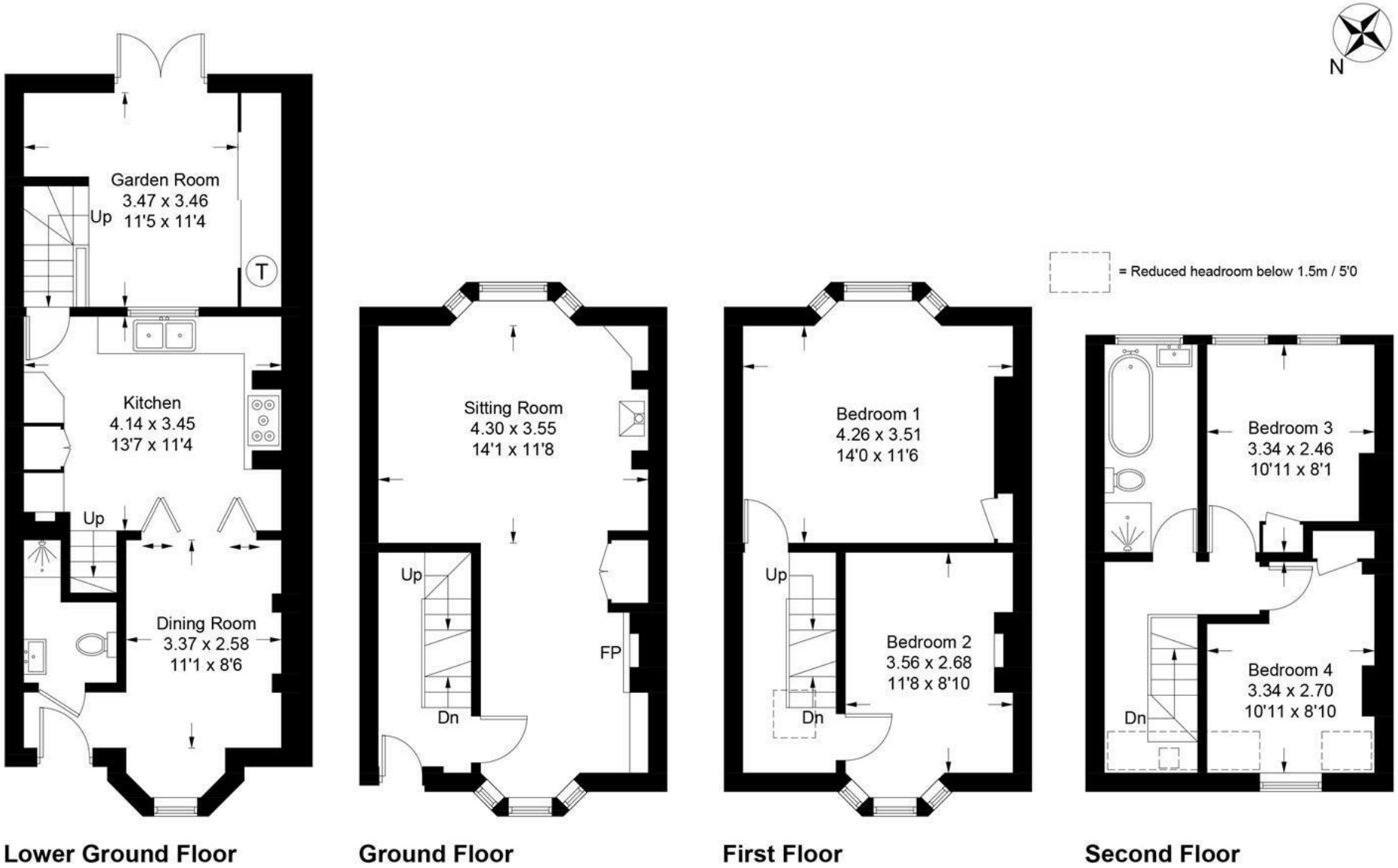
Externally, the rear garden, which is predominantly laid to lawn, is spacious for Lewes and benefits from a southerly aspect. The garden contains shrubs and trees, including pear, and is enclosed by an original brick wall. At the bottom of the garden is a detached cabin / workshop.

Internal viewing highly recommended.

Energy Performance Rating: C
Council Tax Band: E
Tenure: Freehold

- Beautifully Presented Four Storey Townhouse
- Four Bedooms
- Double Aspect Sitting Room
- Dining Room & Garden Room
- Two Bathrooms
- Desirable Southover Area
- Spacious South Facing Garden
- 10-Minute Walk to Train Station
- Viewing Highly Recommended
- GUIDE PRICE £900,000 - £950,000

draft



Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320621)

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