



Priory Crescent, Lewes

Lewes Estates is proud to present a rarely available 5 bedroom, 4 reception room listed townhouse in the much sought after Priory Crescent on Southover High Street, Lewes. This property is arranged over five floors and total over 3300sqft. In need of some modernisation it is the ideal opportunity for new owners to put their own stamp on a new forever home. This much loved property has been owned by the same family for over 40 years and is now available for sale with no onward chain subject to grant of probate. With generous accommodation, high ceilings, period features, architectural intrigue and stunning views, this property is a must see.

From the front of the house there are views to the castle over the roof tops of the old town and from the rear there are views towards the Priory ruins and to the South Downs beyond. The house has parking for one car on the private road in front and a mature south facing rear garden.

Priory Crescent is situated in a superb town centre position, just minutes from Lewes' mainline railway station with direct services to Brighton (in 20 minutes) and London (just over an hour). Set on one of the most historic and attractive streets in Lewes and a short walk to the bustling centre of Lewes.

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, a few minutes from

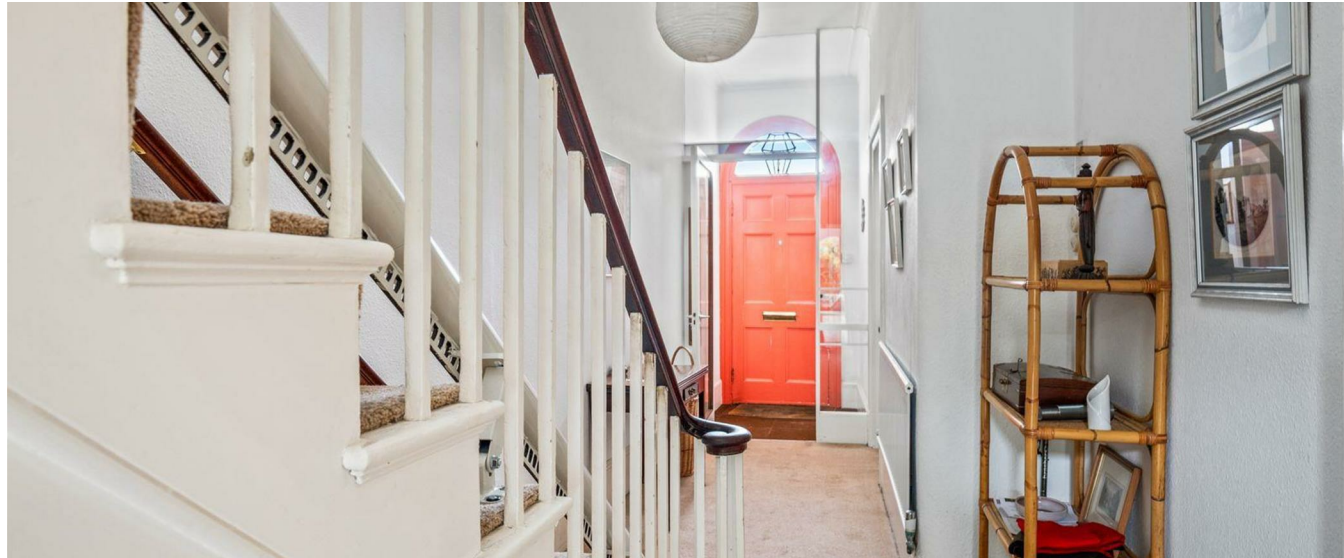


Priory Crescent, is a state of the art three screen community cinema with gallery, restaurant and outdoor seating area. Lewes has a wide range of cafes, pubs and high quality sports facilities. There are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, 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.

The lower ground floor is currently arranged as a one bedroom apartment with its own street entrance, sitting room, bedroom with en-suite shower room and separate kitchen. The lower ground floor also offers two further storage spaces and inner lobby with stairwell to the main house.

The ground floor has a spacious hallway with stairs ascending to the first floor and doors to the generous double aspect reception room with its central arch and access to the rear garden. There is a further storage room adjoining the reception room and spacious utility room accessed from the hallway, also with garden access and useful WC.

On the first floor there is a beautiful drawing room to the front of the property which features ceilings over three metres high, an open fireplace with marble surround, and two floor to ceiling windows that perfectly frame the view to Lewes Castle. From the landing you can also access the kitchen which leads through to the dining room that overlooks the garden.



On the second floor, you will find three double bedrooms, a wet room with shower, and an artists studio area that enjoys magnificent views. At the top of the property on the third floor you will find a unique glazed landing area with sliding door to the roof, a double bedroom with inbuilt wardrobes, and a bathroom.

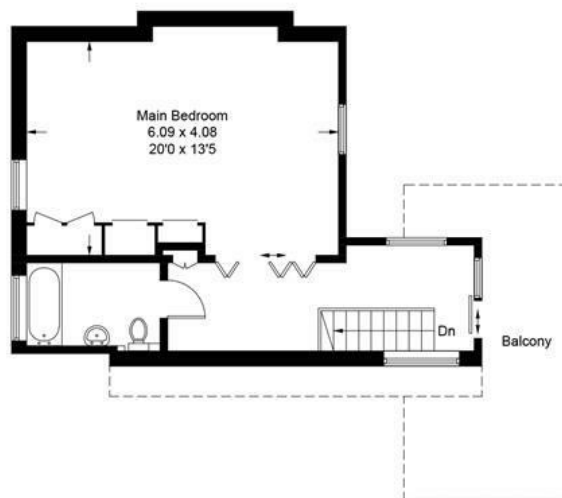
Externally, this property is enhanced by its mature south facing rear garden which has a paved patio area, pond, abundance of mature plants and is enclosed by beautiful flint walls. You also benefit from a rear gate allowing pedestrian access to the front of the terrace and this property has space to park one car on the private road in front.

Viewing of this magnificent property is highly recommended. Please contact our office today to arrange your appointment.

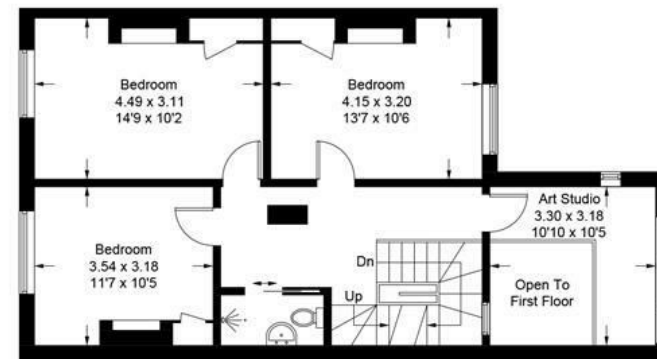
- 5 Bedroom Grade II Listed Townhouse
- Accommodation over 3300sqft over Five Floors
- Self Contained Lower Ground Floor Annexe with Street Entrance
- Prestigious Central Lewes Address
- Potential for New Owners to Modernise and Remodel
- No Onward Chain (subject to grant of probate).
- Stunning Views to Front and Rear
- Parking for One Car on Private Road



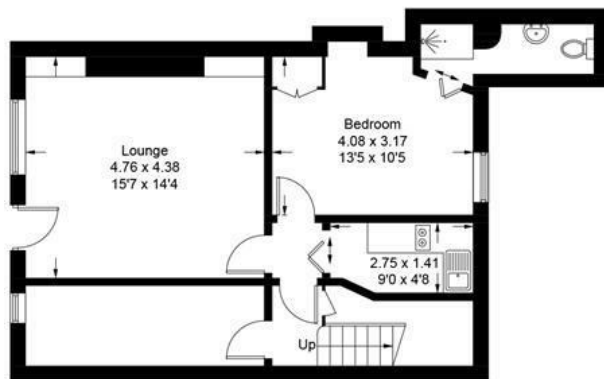




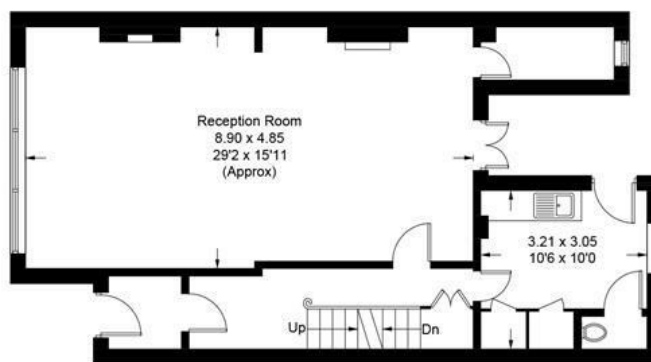
Third Floor



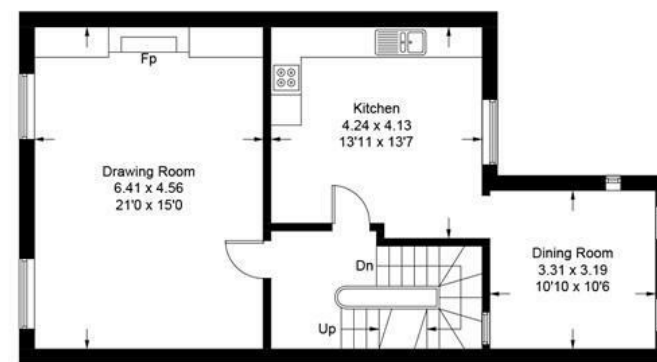
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 307.6 sq m / 3311 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.com © (ID1248141)



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.

**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7

1XE t: 01273 477377

e: sales@lewesestates.co.uk

www.lewesestates.co.uk