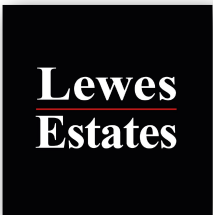




Malling Street, Lewes



Nestled in the heart of historic Lewes, Cliffe High Street offers a vibrant and charming living experience. This pedestrian-friendly street is lined with a delightful array of independent shops, cafes, and boutiques, providing a unique shopping and dining experience. Residents enjoy the convenience of local amenities, including a weekly farmers' market that brings fresh, local produce right to their doorstep. The area is steeped in history, with picturesque views of the 13th-century St Thomas a Becket Church and the iconic Lewes Castle. Excellent transport links make commuting easy, with Lewes railway station just a short walk away, offering direct connections to London and Brighton. The community is welcoming and active, with numerous events and festivals throughout the year, fostering a strong sense of belonging. Outdoor enthusiasts will appreciate the proximity to the South Downs National Park, perfect for weekend hikes and nature walks. Living on Cliffe High Street means embracing a lifestyle that blends historic charm with modern convenience.

- Exceptionally well-presented and unique Grade II listed, 4-bedroom, double-fronted house.
- Located in the heart of the historic county town of Lewes, East Sussex.
- Situated in the popular Cliffe area, at the end of the pedestrianised Cliffe High Street.
- Meticulously restored and modernised to an exceptionally high standard.
- Circa 350-year-old building with a wealth of charm and character.
- Oak beams, a ground floor Inglenook Fireplace, and a vaulted ceiling in bedroom 2.
- Original chalk block and flint walls preserved throughout the property.
- Pretty courtyard and a unique hidden walled and fenced garden.
- Professional stainless steel kitchen with a Mercury range cooker
- Stunning double-fronted living/dining space with exposed beams



Front Door

Open Plan Living / Dining

25 x 22'8

Kitchen

22'8 x 8'9

Cloakroom

1st Floor Landing

Bedroom 1

22'5 x 12'6

Roof Terrace

Study / Single bedroom

8 x 6'6

Bathroom

Second Floor Landing

Bedroom 2

15'9 x 13'5

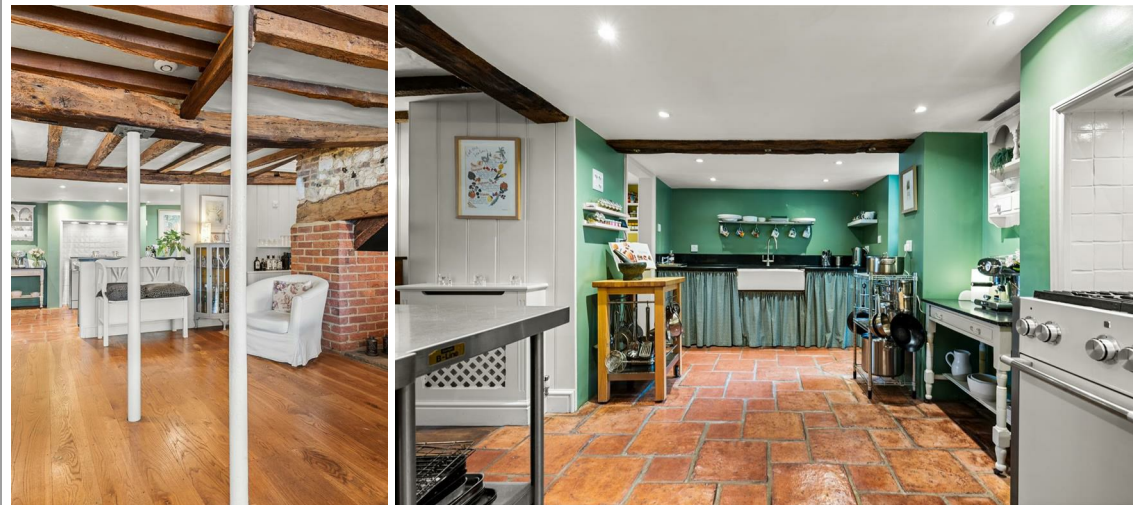
Bedroom 3

13'1 x 11'2

Bedroom 4

9'3 x 7'3

Gardens



We are delighted to present this exceptionally well-presented and unique Grade II listed, 4-bedroom, double-fronted house, located in the heart of the historic county town of Lewes, East Sussex. Situated in the popular Cliffe area of Lewes, at the end of the pedestrianised Cliffe High Street with its wealth of independent shops and businesses, this property has been meticulously restored and modernised by the current owners to an exceptionally high standard throughout.

This circa 350-year-old, Grade II listed building boasts a wealth of charm and character. The extensive restoration work includes the careful preservation of original features such as restored oak beams, a ground floor Inglenook Fireplace, a vaulted ceiling in bedroom 2, and original chalk block and flint walls. The exterior features a pretty courtyard and a one-of-a-kind hidden walled and fenced garden.

**LIVING / DINING** - As you enter the property, you are greeted by a stunning double-fronted space with lovely exposed beams, an original chalk block wall, and in the large open dining space, painted wide board panelling. An impressive Inglenook Fireplace with a gas-converted cast iron Jotul stove is nestled below a Bressumer Beam and exposed brickwork, with the space being tied together with solid oak floors. A pair of sash bay windows enjoy views of the 13th-century St Thomas a Becket Church and along the historic Cliffe High Street.

A cloakroom can be found on the ground floor, with polished terracotta floors, and a modern white suite consisting of WC and wash hand basin.

**KITCHEN** - At the heart of the home is a professional stainless steel kitchen with a Mercury range cooker, perfect for prepping for family, friends, and dinner parties. Set into the black granite work surface is a double butler sink, and a walk-in larder with space for a large fridge. The kitchen further features an exposed original chalk block wall and polished terracotta tiled floors. A stable door then leads to the brick-paved courtyard, first-floor terrace, and hidden garden.

#### FIRST FLOOR LANDING

**BEDROOM 1** - The beautiful master suite of this Grade II listed property is embellished with original oak beams, a brick-built fireplace, and flint and chalk feature walls. This double-sized room has plenty of space for a king bed and a relaxing sitting room. The double-fronted windows come with elevated views over the historic Cliffe High Street and church. Follow through the doorway to an open wardrobe space, and through to a tucked-away first-floor roof terrace, perfect for early morning coffees.

**Agents Note:** We feel, subject to the relevant permissions and consents, it may be possible to create an EnSuite Bathroom to this Bedroom by utilising the store cupboards on the landing and off of the bedroom as shown on the floor plan.

**FAMILY BATHROOM** - The first-floor bathroom features contemporary toned painted tongue and grooved walls, with a white suite consisting of a corner bath with shower, WC, and wash hand basin. It also contains a large linen cupboard for storing and drying.

**STUDY** - For working from home, a useful, quiet home office space with a storage cupboard, and a door leading to the first-floor roof terrace.

**BEDROOM 2** - Nestled within the top floor of the property, this bedroom features a unique space that contains a large vaulted ceiling with restored original beams, a hay loft, and glorious rooftop views over Cliffe High Street and Lewes Castle.

**BEDROOM 3** - The third double bedroom is perfect as a guest room; it is light and bright with a vaulted ceiling.

**BEDROOM 4** - Next to Bedroom 2, the fourth bedroom also shares great rooftop views over the High Street towards the castle.

**ROOF TERRACE** - Connected via Bedroom 1, the Study, and from a stairway leading from the lower bricked courtyard, a quiet terrace provides space for outside dining. This flows through to the courtyard, leading to the pathway to the hidden garden.

**GARDEN** - The home's unique garden is located at the end of a reclaimed brick-laid path, which leads to a hidden walled and fenced garden. The space has been landscaped in recent years and features modern fencing and mature plants and shrubs, providing colour and texture to the space. The sunny garden features a further decked terrace, making the most of this relaxing, quiet space.



 = Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124783)



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