



Rotten Row,, Lewes

This superb 2-storey, mid-century home is situated in a highly desirable and central location in the heart of the historical county town of Lewes. Rotten Row offers direct access to Lewes High Street with its plethora of individual shops, restaurants & recreational facilities, as well as being within just a few minutes walk from the mainline railway station (approximately 70 mins to London Victoria)

- Rotten Row is a Prime Central Location
- Fine Example of Mid-Century Architecture
- Stunning Panoramic Views
- Extensive Southerly Aspect Garden
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Outside Covered Area with Fireplace/BBQ
- Extensive Paved Terrace
- Garage







An opportunity to purchase one of Lewes finest 1960's Modernist properties with mid-century architecture by Wycliffe Stutchbury, set in wonderfully mature gardens. The 1,642 sq.ft. property has been sympathetically restored to retain many of its original features.

The Property benefits from a Generous Rear Garden and Panoramic Views over the Historic Townscape and South Downs beyond.

On approach to the property, there is Private Parking for up to 4 cars with access to the Garage.

The front door opens to the Impressive Entrance Hall on the upper floor that has plenty of natural light from one of many feature windows throughout the property.

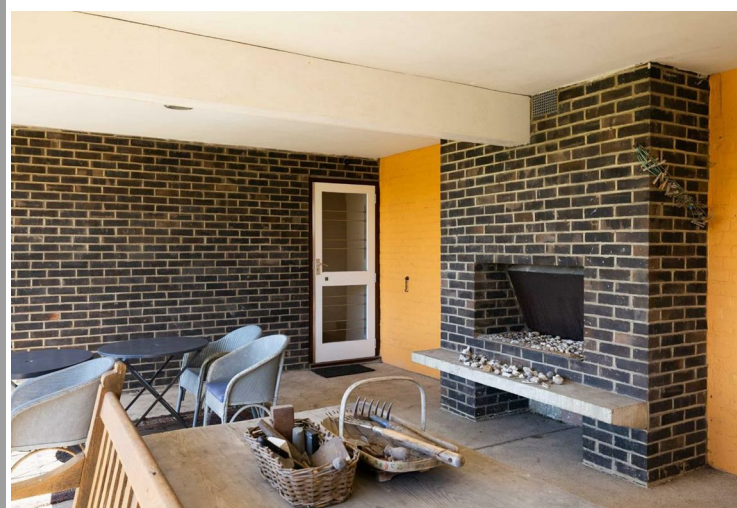
A door leads to the spot-lit, galley-style Kitchen that provides for much built-in storage, including a generous larder. The kitchen has a wall of windows overlooking the front of the property.

From the kitchen, there is both external access to the Garage and steps leading to the Garden and direct access to the Dining Room.

The Dining Room is open plan with the Living Room and benefits from discreet, full-height, sliding doors that can be used to separate these two areas, if desired.

The generous Living Area is flooded with natural light from 2 feature windows extending almost the full height of the south exterior wall and enjoying Stunning Views over the Garden, the historic rooftops of Lewes and the Ouse Valley - all framed by the South Downs. There is original hardwood flooring throughout the Living Room adding to the light, bright, airy feel, and the original restored Fireplace is a wonderful feature of this room.

Bedroom 1 is a generous double bedroom that once again benefits from plenty of natural light and far reaching views. It has both an Ensuite with the original sunken bath, and also has a separate Dressing Room.



Bedroom 4 is currently being used as a study, and has a hidden gem behind the built-in bookcases, which swing open up to reveal further 'secret' storage.

A split staircase, with a WC on the landing, leads down from the Entrance Hall to the Garden Floor with a further Double Bedroom and Single Bedroom, and the Family Bathroom and also access to the outside covered area.

The Family Bathroom has an original white enamel suite providing a bath with overhead shower, a Wash Hand Basin and WC.

The Boiler and Utility Rooms are built in what were two WW2 air raid shelters and provide for extra storage, along with the large workshop that could provide an opportune area to develop into a further living area.

A very desirable focal point of this property is the outside covered area. Making outdoor living possible whatever the weather. This area allows for ample seating and dining and offers a large, brick-built Fireplace/BBQ whilst enjoying the views over the garden and the South Downs beyond.

The bountiful garden frames the stunning views from this property, and is arranged over 3 levels - at the top, a formal laid lawn, the middle level is a lovely, soft, wildflower meadow, and the lowest level offers a copse of trees and grassed area.  
EPC Rating D.

## directions

From our offices on the High Street turn left and proceed towards Lewes Castle, upon reaching the traffic lights proceed straight through and turn left at the fork in the road. Camoys is the sixth property in Rotten Row, on the left-hand side.

# draft



GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

UPPER FLOOR  
1388 sq.ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA : 2213 sq.ft. (205.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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