

Priory Crescent, Lewes

Lewes Estates

Occupying a prestigious position within one of Lewes' most desirable addresses, this magnificent Grade II Listed seven bedroom period residence, dating back to 1835, offers beautifully proportioned accommodation arranged over five floors, including a self-contained lower ground floor annexe.

Rich in history and character, the property seamlessly combines elegant original features with versatile family living, all while enjoying far-reaching views towards the South Downs to the rear of the property and towards Lewes Castle to the front.

The ground floor offers a welcoming and practical layout, with a well-appointed kitchen providing direct access to the secluded sunny and beautifully designed rear garden. The kitchen opens to the dining/family room positioned to the front of the property, enjoying views of the Crescent. There is a useful utility room and WC, as well as access to the annexe on this level.

On the first floor, the impressive sitting room is undoubtedly a standout feature, boasting stunning floor-to-ceiling sash windows that flood the room with natural light while framing beautiful views over historic Lewes rooftops to the Castle. Also on this floor is a generous double bedroom which benefits from access to a luxurious Jack and Jill bathroom featuring a roll top bath and stunning views.

The second floor provides a further spacious double bedroom to the rear, once again enjoying



delightful views towards the South Downs, with access to an additional Jack and Jill bathroom. To the front are two further well-proportioned bedrooms, offering flexible accommodation for family members or guests.

The top floor completes the main house with another two bedrooms, one to the front and one to the rear, the latter continuing to enjoy the property's elevated outlook. A shower room serves this floor.

A particular highlight is the self-contained annexe on the lower ground floor, accessed via its own private entrance. Offering a kitchen, spacious lounge/dining room, double bedroom and shower room, it provides exceptional versatility, making it ideal for multi-generational living, guest accommodation or as a rental/holiday let.

Throughout the home, a wealth of original period features have been lovingly preserved, including beautiful fireplaces, original internal doors, decorative detailing and other charming architectural features that reflect the property's rich heritage.

Outside, the attractive rear garden is both private and secluded, thoughtfully planted with a variety of mature flowers and established shrubs, creating a peaceful setting for outdoor entertaining and relaxation. A rear gate provides access to a shared area serving the residents. The property also benefits from a parking space within the private Crescent to the front, a valuable addition within this sought-after central location.









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.

Internal viewing is highly recommended. Please contact our office to arrange your appointment.









draft













Approximate Gross Internal Area = 297.9 sq m / 3207 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1337108)

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