



19 Gundreda Road, Lewes, BN7 1PT

ROWLAND
GORRINGE

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Guide Price £950,000

A handsome semi-detached three-bedroom house found within the sought after 'Wallands' district a prominent residential district of largely Victorian/Edwardian architecture, situated north of central Lewes. With elevated easterly rear aspect, affording panoramic views toward Hamsey and the Weald beyond. Established East/West aspect garden plot to front and rear.

Occupying an enviable location within highly desirable Gundreda Road, this spacious and substantial three double bedroom semi-detached house, built circa 1932 that offers uninterrupted panoramic views to Hamsey Church and the Weald beyond.

This fine family home is tastefully presented having been considerably extended and comprehensively modernised by the present owners. Works have included the addition of a conservatory in 1998 which was integrated into the fabric of the property with a tiled roof and bi-fold doors (double glazed) that create a fabulous day room with immediate access to the north/easterly facing sun terrace. The garage has been converted to create a separate home office/utility/gym/studio that would be ideal for those purchasers who may require a consulting room. The rear (east) elevation had a chimney stack and breast removed, thus allowing a combined bath & cloakroom and a larger third bedroom. There is scope for further accommodation via the capacious roof space, this is accessed via the first floor landing that offers the requisite space for access via a stairwell. This all subject to attaining the appropriate building and planning consent.

Outside: Within the established rear garden, there have been three patios laid to make the most of the aspect and the wellbeing that the plot promotes. whilst providing a safe haven for children along with broad east-facing terrace that is ideal for entertaining and eating al fresco.

The front garden is of a generous size, being west facing with established plants, climbers and perennials, with a high degree of privacy that is flanked by a broad driveway that affords secure off road parking for up to three vehicles.

Please note: Ancillary parking is available on-street.

Original features blend with modern updates including double glazing, Karndean flooring, and dual (gas fired) stoves to the Sitting Room & Kitchen, creating a comfortable and characterful living space that measures circa 1581 sq ft.

Tenure: Freehold for sale by private treaty.

Local Authority: Lewes District Council, Council Tax Band: F - All mains services are appointed to the property. Gas fired central heating serving panel radiators appointed throughout, with partial underfloor heating to the ground floor.

We understand that the current broadband download speed (Full Fibre Broadband) at the property is up to 1000 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from <https://checker.ofcom.org.uk/> on 22/04/2026). Actual service availability at the property or speeds received may be different.

Location: Gundreda Road is so very conveniently situated for all Lewes town's many amenities. It is within easy reach (0.9 miles) of the main line railway station (London - Victoria in just over the hour), the Depot Cinema, Grange Gardens, the High Street and Cliffe area with its many individual shops, restaurants, antique shops and famous Harvey's Brewery and shop. There are three major supermarkets within the town and comprehensive schooling for all ages. The Universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively. The famous Glyndebourne Opera House is situated on the outskirts of Ringmer, approximately 2.4 miles distant

Directions: <https://w3w.co///ownership.easy.snack>

Viewing appointments are unhesitatingly recommended and are by confirmed prior appointment with the sole selling agent, Rowland Gorringe Estate Agents 01273 471348.









Entrance Hall

Kitchen/Dining Room

30'5" x 12" (9.27m x 3.66m)

Sitting Room

14'1" x 12'2" (4.29m x 3.71m)

Family Room

16'3" x 9'11" (4.95m x 3.02m)

Landing

Bedroom One

15'1" x 12" (4.60m x 3.66m)

Bedroom Two

14'1" x 12'2" (4.29m x 3.71m)

Bedroom Three

9'11" x 9'7" (3.02m x 2.92m)

Bathroom

Rear Garden

Studio

14'8" x 7'10" (4.47m x 2.39m)

Garden Store/Workshop

9'11" x 7'11" (3.02m x 2.41m)





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Approximate Gross Internal Area = 128.9 sq m / 1387 sq ft
Studio / Garden Store / Workshop = 18.0 sq m / 194 sq ft
Total = 146.9 sq m / 1581 sq ft

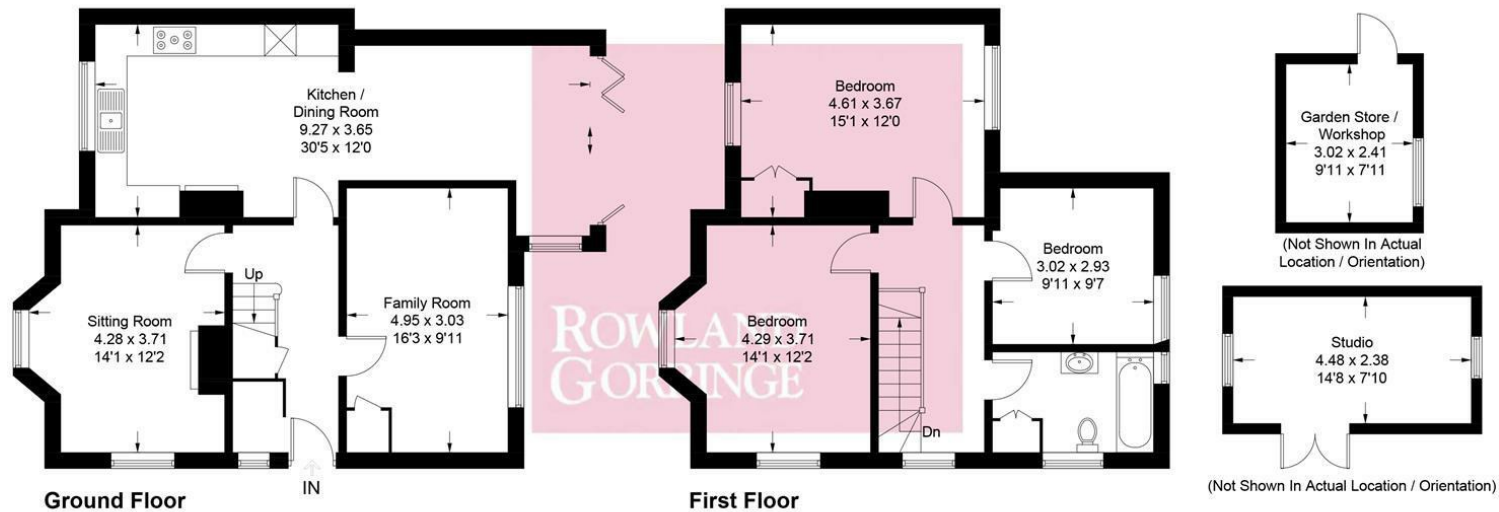


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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