Flint House, 41A High Street, Lewes, BN7 2LU

ROWLAND GORRINGE

41A High Street
Lewes
BN7 2LU

Guide Price £750,000

Hidden in plain sight in the heart of Lewes, just off the High Street yet away from any hustle and bustle, is found this highly adaptable five bedroom Mews-style house/maisonette, benefitting from an east facing courtyard with separate shared access. This particularly charming property provides highly adaptable accommodation that is as capacious as it is versatile, ideal for those looking for multi generational living or looking for a supplementary income by way of sub letting via light and spacious family living over four floors.

A most spacious Grade II listed (LEN 1191157) townhouse/maisonette that presently incorporates a one bedroom apartment and cellarage formed of two rooms with kitchenette and shower room, character features include herringbone parquet flooring, sliding sash windows, a wood burning stove along with plentiful storage.

The property is in need of some refurbishment, is entered via a spacious reception room with ample cupboards and doors leading to the east facing walled patio courtyard. Stairs lead down to the two cellarage – one of which has a shower room. The main stairs lead to the first floor (a separate staircase from this point leads to the flat) the spacious kitchen/dining room is fitted with hand fitted shaker style kitchen units with broad stone worksurfaces – the central island incorporates a breakfast bar with supplementary cupboards and shelves, larder cupboard with carousel, integrated dishwasher, Smeg range cooker. The sitting room has a central feature wood burning stove, full wall of shelves and feature glass shutters to the windows. There is a bathroom with plumbing and space for a washing machine, and the inner hall has a very deep cupboard. There is a twin bedroom with fitted shelves and a wardrobe. There is a double bedroom with two sash windows over the High Street, on the top floor is another double bedroom to the front again with windows over the high street, family bathroom and another large double aspect room with an airing cupboard.

Outside: There is a highly private courtyard (east facing) with shared covered secure access.

Set back from the main High Street, approaching St Peters Lane, 'Flint House' is so very conveniently situated for all of the town's many amenities. It is within easy reach 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.

Tenure: Leasehold with a 125 year term issued on the 29th of August 1986 with 85 years and 6 months remaining as of February 2026.

Local Authority: Lewes District Council, Council Tax Band: F All mains services are appointed to the property. Gas fired central heating.

We understand that the current broadband download speed (ultrafast) at the property is around 80 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from checker.ofcom.org.uk on 16/02/2026). Actual service availability at the property or speeds received may be different. (data taken from checker.ofcom.org.uk on 16/02/2026).

Directions: https://w3w.co///perused.round.fatherly

- Prime central Lewes location
- Private courtyard garden
- HMO Potential
- Requiring of modest refurbishment
- Viewing is highly recommended
- Gross internal measurement 306.1 sq m/3295 sq ft
- Ideal for multi generational living
- 'LOFT STYLE' Through living space with westerly aspect
- Plethora of period features
- For sale by 'Private Treaty'.

Sitting Room	6.78m x 4.78m (22'3 x 15'8)
Kitchen/Breakfast Room	7.92m x 4.78m (26'0 x 15'8)
Reception Hall	4.90m x 4.65m (16'1 x 15'3)
Studio (with shower)	5.26m 4.32m (17'3 14'2)
Cellar	5.92m x 4.39m (19'5 x 14'5)
Bedroom 1	4.75m x 3.78m (15'7 x 12'5)
Bedroom 2	4.72m x 3.71m (15'6 x 12'2)
Bedroom 3 (en-suite shower)	3.73m x 3.71m (12'3 x 12'2)
Bedroom 4	4.17m 2.01m (13'8 6'7)
Attic Room/Bedroom 5	6.91m 3.73m (22'8 12'3)
Snug with Kitchenette (2nd Floor)	5.18m x 3.71m (17'0 x 12'2)
Family Bathroom	
Bathroom (2nd floor)	
Courtyard	4.01m x 2.16m (13'2 x 7'1)

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Approximate Gross Internal Area = 306.1 sq m / 3295 sq ft
(Excluding Patio Garden)

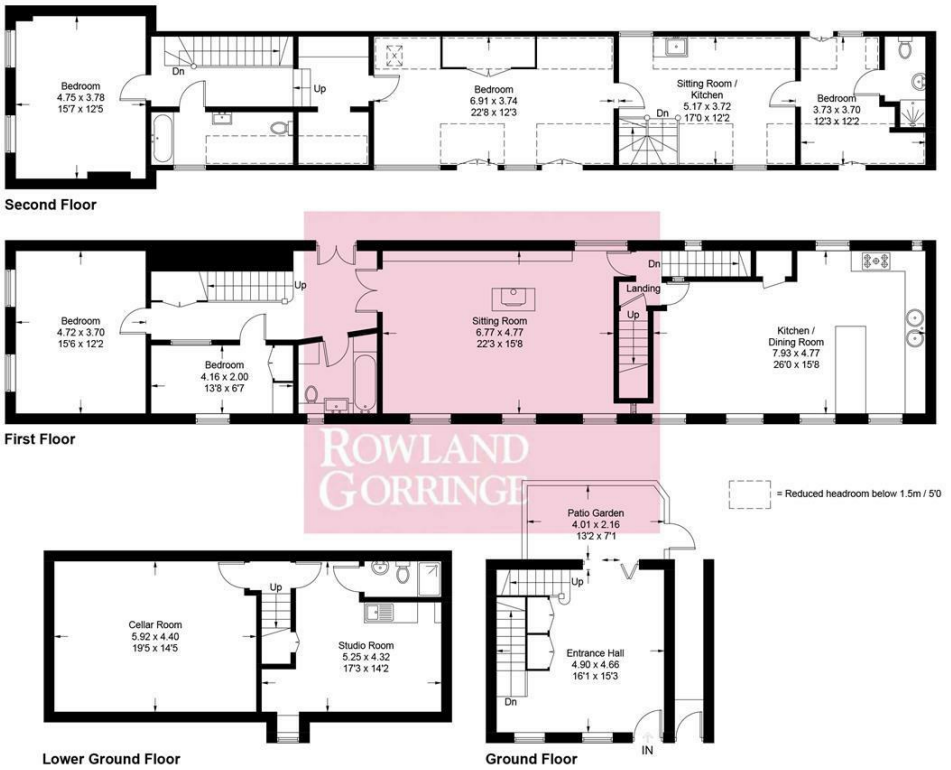

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

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The Property Ombudsman

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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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