



New Road, Lewes

**Lewes**  
**Estates**

Nestled in the heart of East Sussex, Lewes is a charming market town that blends historical richness with modern convenience. Dominated by the impressive Lewes Castle, the town's cobbled streets and historic buildings create a picturesque setting. The friendly and welcoming community hosts numerous events, with the annual Bonfire Night celebrations being particularly famous.

Lewes is a cultural hub with a thriving arts scene, including galleries, theatres, and music venues. The Lewes Artwave Festival showcases local artists, while independent shops, cafes, and restaurants add to the town's vibrant character. Surrounded by the stunning landscapes of the South Downs National Park, Lewes offers endless opportunities for outdoor enthusiasts, with hiking, cycling, and riverside walks along the River Ouse.

Well-connected by regular train services to London, Brighton, and other major cities, Lewes makes commuting easy while offering the tranquility of a smaller town. The town's proximity to the coast means a day at the beach is just a short drive away. Lewes is home to several well-regarded schools, making it an attractive option for families. The town's weekly farmers' market offers fresh local produce and a chance to connect with the community.

This property is situated in a quiet conservation area just off the High Street and meeting point of 3 'twittens'. This group of 5 houses are often photographed and painted with the castle backdrop, representing the heart of historic Lewes.

- Exquisite red brick 3 storey Victorian townhouse on New Road, a rare gem in the area
- Prime location with stunning views of Lewes Paddock and Lewes Castle.
- Abundance of natural light due to the wide section of road opposite Castle Lane.
- Two spacious double bedrooms with potential for a roof conversion (subject to planning permission)
- Nearly 20-foot through sitting room on the ground floor, perfect for entertaining.
- Original features include two working fireplaces, original wood panelling, painted floorboards, and newly refitted Sussex sash sliding windows and staircase
- Bespoke Harvey Jones fitted kitchen with wooden panelling and units, granite worktops, and Miele stainless steel appliances
- Newly fitted Fired Earth bathroom with underfloor Limestone floor tile heating and a luxurious roll-top bath



Front Door

Sitting Room  
19'10 x 14'6

Garden Floor

Kitchen  
14'5 x 11'8

Bathroom

1st Floor Landing

Bedroom 1  
14'7 x 10

Bedroom 2  
11'4 x 9'5

Rear Courtyard



We are pleased to offer this exquisite redbrick 3 storey Victorian townhouse, a rare gem on New Road. Unlike the typical cottages, this unique property offers a prime location with stunning views of Lewes Paddock and Lewes Castle. The wide section of road opposite Castle Lane ensures an abundance of natural light throughout the home.

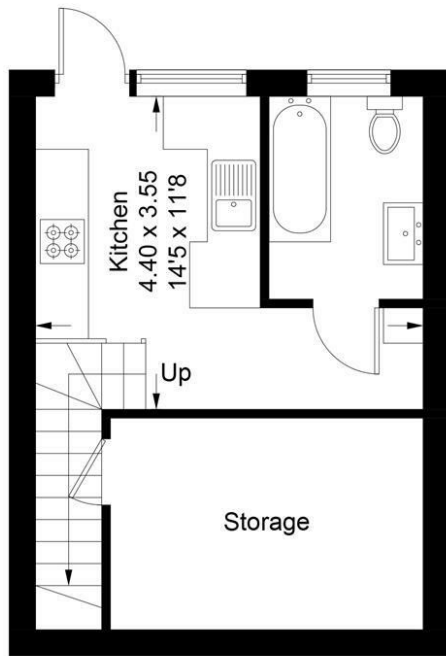
This charming residence has undergone significant enhancements, both in maintenance and modern amenities. It features two spacious double bedrooms, with the potential for a roof conversion (subject to planning permission). The ground floor boasts an impressive nearly 20-foot through sitting room, perfect for entertaining.

Original features such as two working fireplaces, original wood panelling, painted floorboards, and newly refitted Sussex sash sliding windows and staircase add to the home's character. The garden level showcases a bespoke Harvey Jones fitted kitchen with wooden panelling and units, granite worktops, and Miele stainless steel appliances. The newly fitted Fired Earth bathroom includes underfloor limestone floor tile heating and a luxurious roll-top bath.

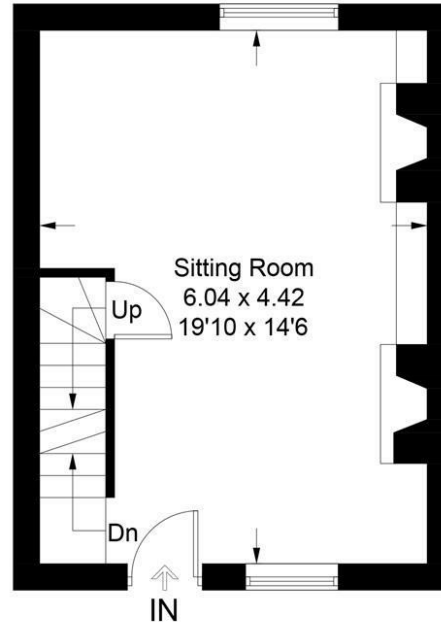
The garden offers picturesque views and comes with aged York stone ready for a seating terrace installation. Additional benefits include new Viessmann boiler and gas central heating.

Don't miss the opportunity to own this exceptional property in a highly sought-after location!

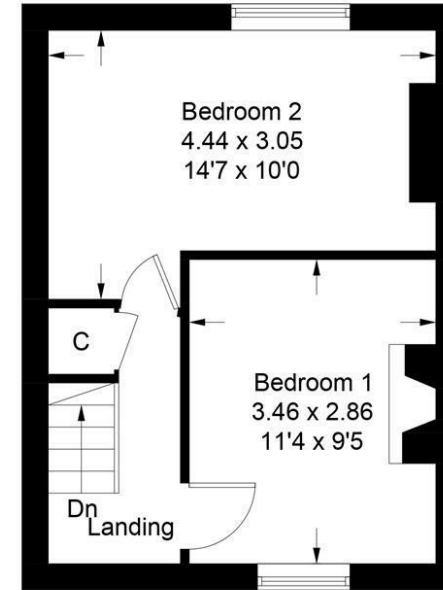




**Garden Floor**



**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128350)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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