



Westminster House, 5 High Street

Newhaven, BN9 9PE

Offers in excess of £600,000

The first time in its 123-year history, this former bank is on sale as a fully-converted, five-storey, five-bedroom mansion house. Built 1899-1900, Westminster House spent the first half of last century as the London & County Bank, Newhaven, before becoming the National Westminster Bank, then finally starting its conversion into a home a decade ago. Westminster House is sited on the corner of High Street and Bridge Street. Originally built in the style of Christopher Wren, the striking ground floor elevations are composed of Bath and York stone and still display the London & County coat of arms and night safe. The upper red brick storeys feature Wren-like concrete floral wreathes and sliding sash windows. Large gravelled and gated yard at rear with astro-turf garden and parking for six/seven cars. Side yard also gravelled and gated. Planning granted for expansive roof terrace. Inside, all ceilings restored to original heights. Bathroom, shower-room, four WCs (eight toilets total). Basement vault and strong-room with original steel doors (now gym). Potential as 8 to 10 bedroom HMO. Three entrances. Easy to divide. Two front doors: one on High St; one on Bridge St (two postcodes historically). Upper floors previously separate flats. Former harbour master lived on the top floor. Scope for extension and different uses (STNC). This imposing house has been called the landmark building of Newhaven and dubbed 'Chateau Newhaven' by the local planning committee. The size, splendour and central location of Westminster House reflect its historical importance as well as Newhaven's prominence as a port at the end of the 1800s. Versatile seaside home at the heart of coastal town. Stone's throw from River Ouse; short walk to English Channel. Local amenities: train station (1h25m to Victoria), beach, swimming centre, football pitches, tennis courts, golf course and cycle-skate park.



- Great Opportunity
- Five Storeys Including Basement Vault/Strong Room
- High Ceilings Throughout
- Rear Yard With Parking For Six Vehicles
- Plethora of Period Features Including Decommissioned Dumb Waiter and Bullion Lift
- Approx. 5,200sqft
- Former Bank Steeped In History
- Exceptional Views
- One-of-a-kind 70ft Ground Floor Reception
- Potential for Conversion to HMO or Flats (STNC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

High Street



Approximate Gross Internal Area = 483.09 sq m / 5200 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.