



Lansdown Place, Lewes

Guide price £825,000 - £875,000



Property highlights

- Grade II listed townhouse in the heart of Lewes
- A three minute stroll from Lewes Train Station
- Flexible accommodation spread over four floors
- Period charm throughout
- Four good-sized bedrooms
- Principal suite with separate office space
- Open-plan kitchen / reception room
- Private rear garden
- Chain free

Guide £825,000 – £875,000. Located in the heart of Lewes, minutes from the train station, this Grade II listed townhouse offers the perfect opportunity for someone to put their own stamp on it.

The property

Right in the heart of Lewes, just a short stroll from everything the town has to offer, sits this charming Grade II listed townhouse, full of character and ready for its next chapter. Spread over four floors, it offers flexible living with four bedrooms, two bathrooms, and a mix of original features and neutral décor that makes it easy to move straight in. Currently let, it's a great opportunity either as a family home to make your own or as a smart investment.

From the street, you're greeted by a neat row of brick terraces and a sage-green front door that feels instantly inviting. Step inside and the hallway opens onto a front room that is ideal as a bedroom, study, or snug and features an original fireplace and stripped wooden floors. At the back, the living room looks out over the garden, with built-in shelving adding both storage and style.

A central staircase connects all floors. Head down to the lower ground floor and you'll find a generous reception room and kitchen. The kitchen is set at one end, with country-style units, a butler sink, and built-in appliances. Original brick flooring runs through the reception space, where a large brick fireplace makes a striking focal point. This room is currently used as a dining/playroom, with double doors leading straight out to the garden. There's also a handy utility room and a wet room on this level.

The first floor mirrors the ground floor layout with two well-proportioned bedrooms - one facing the street, the other looking over the garden. At the top, the principal suite spans the entire floor, with a light-filled bedroom to one side and a spacious bathroom to the other, complete with a freestanding bath, walk-in shower, and green-and-blue mosaic tiles. The hallway in between has been cleverly transformed into a work space and open wardrobe.

The garden is a private little oasis and is brick paved directly outside the reception room for easy summer dining, with a stretch of lawn beyond. It's easy to maintain, wonderfully quiet, and not overlooked, giving you a rare sense of seclusion in the centre of town.

Additional property information

Property type: Terraced house

Tenure: Freehold

Conservation Area: Yes

Listed building: Yes

Council tax band: D

Parking: On-street permit parking in zone D

The area

Set in the heart of the South Downs National Park, Lewes blends the best of both worlds with the charm and convenience of a vibrant county town, surrounded by rolling countryside. The high street is packed with independent shops, alongside three supermarkets for everyday essentials. Just a couple of minutes from Lansdown Place you'll find the much-loved Depot Cinema which is a stylish, three-screen community hub complete with gallery space, a restaurant, and an outdoor terrace for sunny days.

Lewes is brimming with places to eat and drink, from cosy cafés to lively pubs, and it's a great spot for keeping active. The town boasts indoor and outdoor swimming pools, a running track, tennis courts, and teams for football, rugby, cricket, and hockey. And for something truly special, the world-renowned Glyndebourne Opera House is just four miles away.

Schools

From Lansdown Place, you're spoilt for choice when it comes to education. Highly regarded primaries such as Southover CofE, Western Road Community, South Malling CofE and Wallands are all within easy reach, while Priory School is just a few minutes' walk for secondary-age children. For further education, East Sussex College (formerly Sussex Downs College) is also close by, making this a brilliantly located home for families.

Transport links

This home is perfectly placed for getting around. Lewes' mainline train station is just a three-minute stroll away, with direct trains whisking you to London in a little over an hour, or Brighton in just 20 minutes - ideal whether you're commuting, heading out for a night in the city, or planning a seaside day trip. By car, Lewes is well connected to towns along the south coast, as well as the A27 and A23 for easy journeys further afield. And when you return home, parking is refreshingly straightforward, with permit-holder spaces right outside the front door.

Property disclaimer

All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase. Please note, some of the furnished photographs have been created using CGI and do not exist in the property. These images are for illustrative purposes only, providing examples of how the home can be furnished.









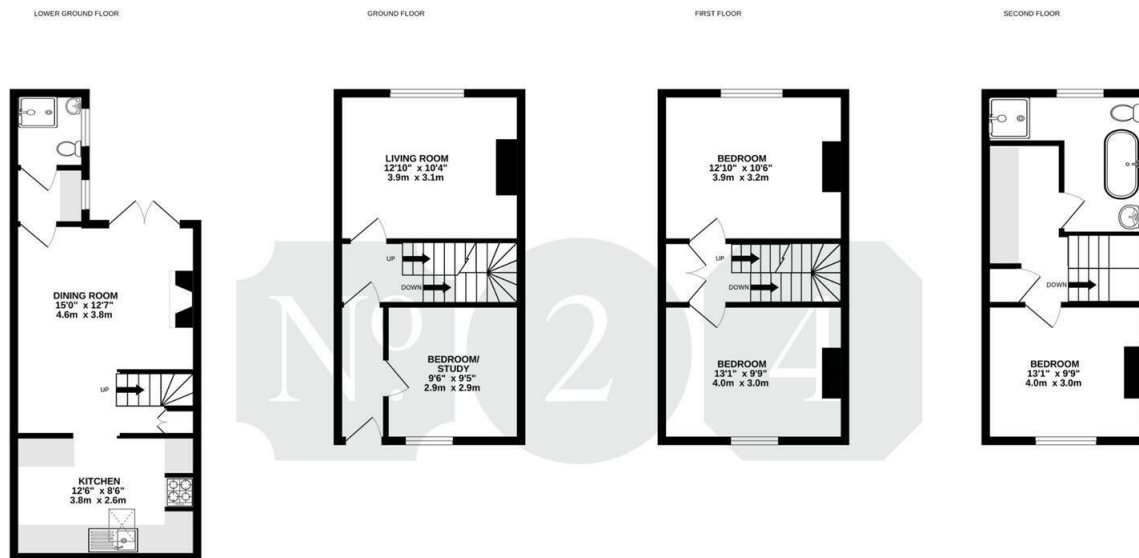












TOTAL FLOOR AREA : 1389sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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