

FOR SALE

Magnificent detached Grade II listed Victorian building

Offers in excess of £1,000,000



FITZROY HOUSE, 10 HIGH STREET

LEWES, EAST SUSSEX, BN7 2AD



**GRAVES
SON &
PILCHER**

01273 321 123

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Description

Grade II listed Fitzroy House is one of Lewes' most notable and iconic properties. Built in 1862 as a memorial to Henry Fitzroy, MP for Lewes for 24 years, it was commissioned by his wife Hannah (nee Rothschild) and designed by architect Sir George Gilbert Scott, best known for the Albert Memorial and The St Pancras Hotel. The building became the first public library for Lewes from 1896, (even frequented by Virginia Woolf!), until 1955. The Friends of Lewes rescued the property from demolition and the Franks family lived there for some 40 years, refurbished and rebuilding. Internally, there is the extraordinary Fitzroy Octagonal Room with a domed glass roof, surrounded by an exceptional wood constructed minstrel gallery with 6 feature windows below, 5 of them with the original shutters, and 6 circular windows above, currently used as an event and exhibition space. The entrance hall has the original tiled floor, classic gothic arches, stone pillars with a shaped turquoise ceiling and a stairway with cast iron balustrades and wooden handrail. The private sitting room is the double-fronted reading room with an open fire. The building has high ceilings to rooms throughout. The ground floor has a kitchen to the front of the building and cloakroom, as well as a rear bedroom, shower room, toilet and a utility room with double glazed doors to a most attractive south facing walled garden. The first floor has two bedrooms, one with feature ensuite, and the Clock Room, a central study/library room leading to an external balcony. The attractive landing leads to the minstrel gallery. The property has approximately 2,800 sq.ft. of accommodation



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Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

Location

Fitzroy House is conveniently located on the pedestrian precinct, next to shops, banks, cafes and adjacent restaurants and hotel. There is a nearby car park to the south-east and it is within the historical centre, connecting School Hill (Lewes High Street), to the humpback bridge of Cliffe High Street. Lewes mainline Railway Station (London Victoria 1 hour, London Bridge 90 mins and Brighton 20 mins) is just a 5 minute walk. Lewes is a stunning historical town with many attractive period buildings including the Norman Castle and Anne of Cleves House, surrounded by the South Downs and the River Ouse running through and the nature park just a hundred yards away from the property. There are excellent local primary and secondary schools as well as a superb community constituting many cultural and artistic clubs and societies.

Legal Fees

Each party to pay their own legal fees if incurred.

Council Tax

Band F

EPC

The property is exempt from EPC rating.



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Accommodation with approximate measurements comprises:-

FIRST FLOOR

Landing

Wood parquet flooring. Stairs to ground floor with wrought iron balustrades and wood handrail. Glazed door to minstrel gallery with side glazed panel and roof light.

Bedroom 1

16'3 x 8'9 (4.95m x 2.67m). Stone mullioned window with secondary glazing looking to High Street precinct. High ceiling. Cast iron fireplace with stone mantle. Solid wood door.

Ensuite Bathroom

11'4 x 8'4 (3.45m x 2.54m). Wood casement east facing window. High 13'4 (4.06m) ceiling with exposed beam. Sunken bath with mixer taps and shower attachment, tiled splashback and glazed screen. Low level w.c. Pedestal wash basin. Deep storage cupboard with automatic light and shelves.

Clock Room

12'8 x 8' (3.86m x 2.44m). Tall stone window with secondary glazing. High 13' (3.96m) ceiling. Wood parquet flooring. Hatch to roof space. Fitted cupboard housing the clock workings and 2 walls of fitted shelves. Heating grill. Double doors to:-

Balcony

8' x 4'6 (2.44m x 1.37m) overlooking the High Street precinct, with wrought iron handrail.

Bedroom 2 (Main)

20'3 x 15'2 (6.17m x 4.62m). Double aspect room with stone mullioned and cloistered windows with secondary glazing, looking to the High Street precinct and up School Hill to the west. High 13'6 (4.11m) ceiling. Stone mantelpiece with cast iron fireplace and wood stove. Fitted shelves. Picture rail. Solid wood door and indentures to door frames. Heating grill.

Octagonal Shaped Gallery

Overlooking the main Fitzroy Hall, an 8-sided gallery with full circular walkway and 6 circular windows. Glazed dome roof. Wood lower section with upright to a coliseum style gallery with shaped panels. Power and fluorescent lights.



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Accommodation with approximate measurements comprises:-

GROUND FLOOR

Entrance Hall

Arched door frame with double oak doors and stone arches above. Hexagon shaped ceiling and attractive stone arch with stone columns. 2 Stone arches with 2 additional gothic columns to staircase leading to first floor, with cast iron balustrades and wooden handrail. Original Victorian tiles. Radiator. Wood glazed door to:-

Kitchen

15'1 x 6'2 min. (4.60m x 1.88m) and 11' (3.35m) ceiling height. Double stone mullion casement window with original shutters, and outlook to the High Street precinct. Stainless steel sink unit with tops to each side and pine cupboards to side and wall cupboards and shelves over. Stainless steel 4-ring gas hob with pine cupboards over. Hotpoint double oven with cupboards over and under. Marble top work surface. Pine dado panelling. Oak window to hallway.

Cloakroom

8'9 x 8' (2.67m x 2.44m). Double casement stone mullion window with secondary glazing. Charlotte wash basin. Low level w.c. with wooden seat. Tiled floor. Pine dado panelling. **Boiler Room** with Worcester gas fired boiler and Megaflow hot water cylinder.

Private Reading Room/Sitting Room

20'5 x 15'6 (6.22m x 4.72m). Double aspect room with secondary glazing and original shutters. 2 Wood shaped arched beams. Cast iron fireplace and stone mantle with wooden and indentured panelling. Heating grill. TV point. Double store cupboard. Exposed wooden flooring. Double doors to shower room.

Fitzroy Octagonal Room

36'8 x 37'7 (11.18m x 11.46m) overlooked by the octagonal gallery above and the domed ceiling light. 3 Double arch windows to east and to west. Tiled floor. Exposed timber columns and ceilings to gallery. 2 Stages for functions. Arched stone window with porthole and double doors to entrance hall. 5 of 6 windows are original shutters.

Rear Hallway

Sloping ceiling with exposed rafters. Stone lintels and stone slabbed floor. 2 Windows to garden. Glazed double doors to courtyard.

Cloakroom

Window. Original chain pull WC. Wash hand basin. Tiled walls and floor.



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Accommodation with approximate measurements comprises:-

GROUND FLOOR CONTINUED

Hallway

Shower cubicle. (not in use)

Storage cupboard with electric fuse box and fitted shelves.

Original Scullery/Utility Area

11' x 8'2 (3.35m x 2.49m). Sloping ceiling. 2 Windows to courtyard. Butlers sink. Space for fridge/freezer and tumble-dryer. Space and plumbing for washing machine. Tiled floor. **Small Cellar Space.**

Bedroom 3

12'6 x 10'2 (3.81m x 3.10m). Double casement window with secondary glazing and diamond over light.

OUTSIDE

Courtyard

32'3 x 19' (9.83m x 5.79m). South facing with high brick and flint walls for privacy with doors from the utility area and bedroom corridor. Raised border with fig tree. Double doors to Friars Walk.

Agents Notes

Fitzroy House is currently established as a residential property and has previously been used for commercial exhibition purposes.

The property is considered to have strong potential for residential or mixed-use development. However, prospective purchasers are advised to undertake their own due diligence regarding the building's historical usage and any previous planning applications.

Relevant planning records can be accessed via Lewes District Council's planning portal at the following link:

<https://planningpa.lewes-eastbourne.gov.uk/online-applications/searchResultsBack.do?action=back>



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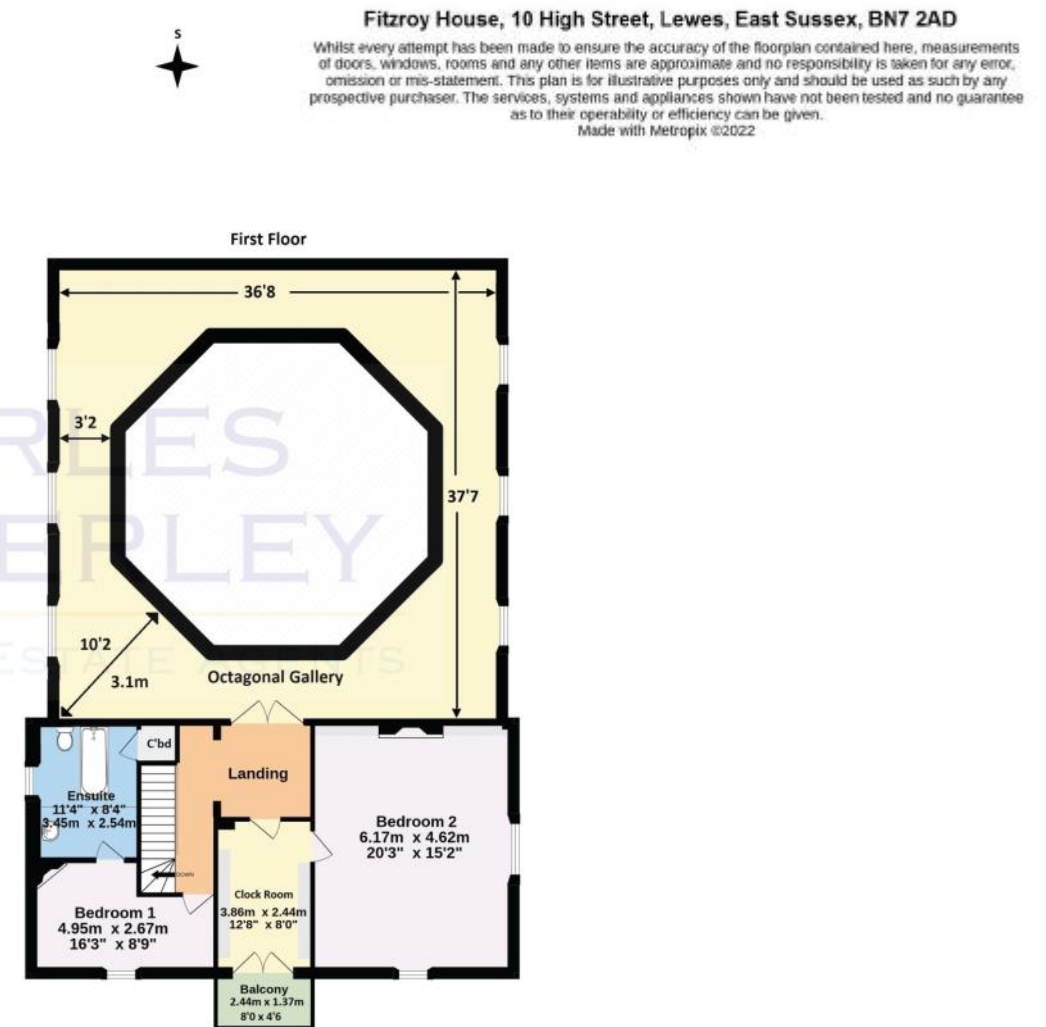
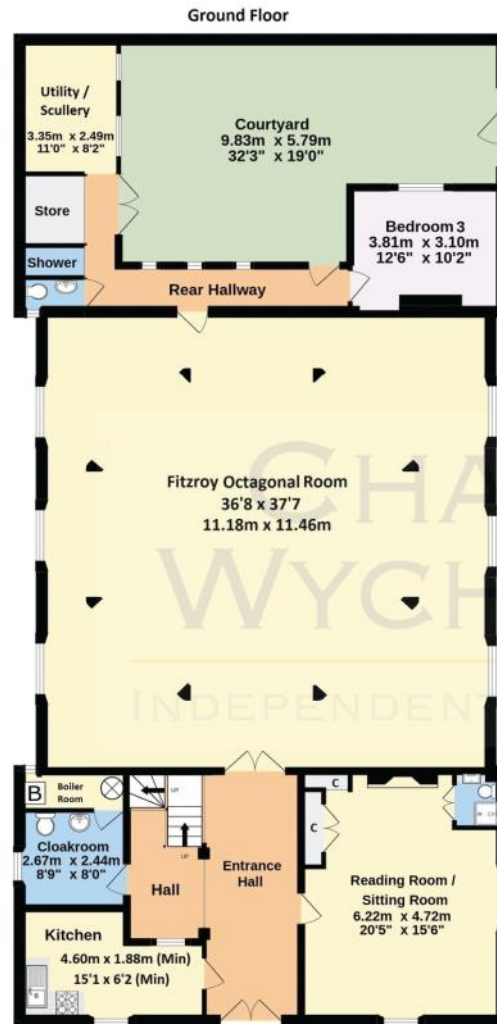
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Floor Plans



Viewing strictly via prior appointment through Sole Joint Agents Graves Son & Pilcher (t: 01273 321123) and Charles Wycherley.



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