



High Street, Lewes, East Sussex, BN7
Guide Price £1,500,000

The Property

190 High Street, Lewes | A Landmark Residential Redevelopment Opportunity

A rare chance to redefine one of Lewes High Street's most prominent period buildings. This substantial 4,500 sq. ft. property, spanning four floors, comes with the benefit of full planning permission for conversion from its commercial past back into a spectacular private residence.

Historical Significance

Dating originally from the early-to-mid 18th century, the building's evolution is etched into its architecture. Converted into a bank in the late 18th century, it was further enhanced in 1905 with a rear remodel by the renowned Edwardian architects, Ernest Runtz & Ford. Today, the building stands stripped and cleared, a "blank canvas" ready for a visionary refurbishment.

The Vision

The Lower Ground Floor: Retaining the intrigue of the original bank vaults, this level offers lower level access and steps to the street. The space could be a perfect setting for a cinema room, wine cellar, or gym.

The Ground Floor: Designed for grand scale entertaining, the proposed plans feature expansive living spaces. A central room with a stunning roof light and access to the patio retains the unique character of an Edwardian billiard hall.

The First Floor: Set to comprise three generous double bedrooms, including two overlooking the historic High Street, an en-suite and luxury family bathroom.

The Second Floor: Dedicated to an opulent Principal Suite. This floor features a dressing room, en-suite bathroom, and breathtaking, far reaching views across the Lewes townscape. A fifth bedroom or home office completes this level.





The Property

External: Outside to the rear, a private patio provides the opportunity to create an intimate urban garden for alfresco dining and entertaining in the heart of the town.

Location: Situated in a prime position on the High Street, the property is located within 500m of Lewes mainline station, offering direct links to London and Brighton.

Planning Details: Full plans can be viewed at <https://planningpublicaccess.southdowns.gov.uk/> via the South Downs National Park planning portal using reference SDNP/24/05305/LIS.



The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and offers direct rail links to London (just over an hour) and Brighton (under 20 minutes).

The town blends character and convenience, with Waitrose, Tesco, and a range of independent shops along its charming medieval and Georgian high street. Amenities include the award-winning Depot Cinema, a vibrant café and dining scene, traditional pubs, and a popular farmers market held twice a month.

Just four miles away is the world-famous Glyndebourne Opera House. Lewes also offers excellent sports facilities such as pool, tennis, athletics, swimming and team sports for all ages. The town is home to highly regarded primary and secondary schools, including Priory, Sussex Downs College, and Lewes Old Grammar School.



Existing

Ground Floor

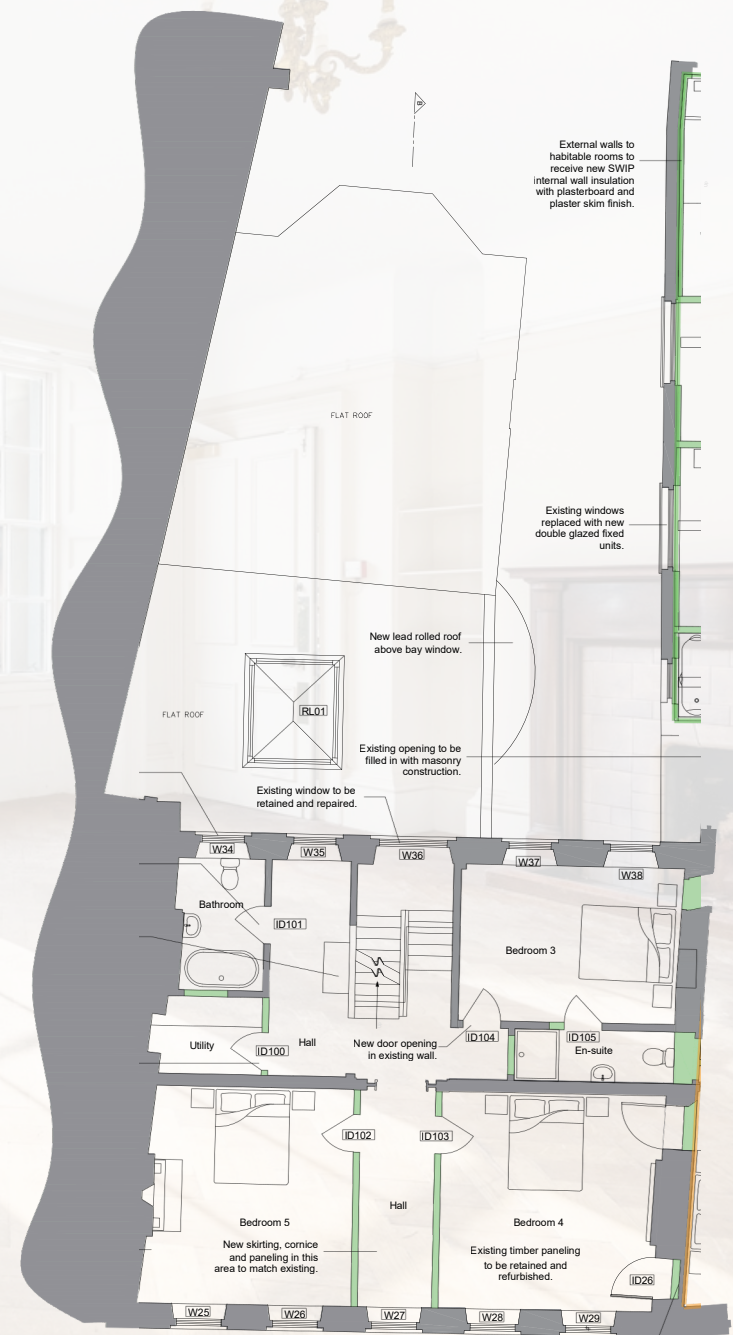
Proposed



Existing

First Floor

Proposed



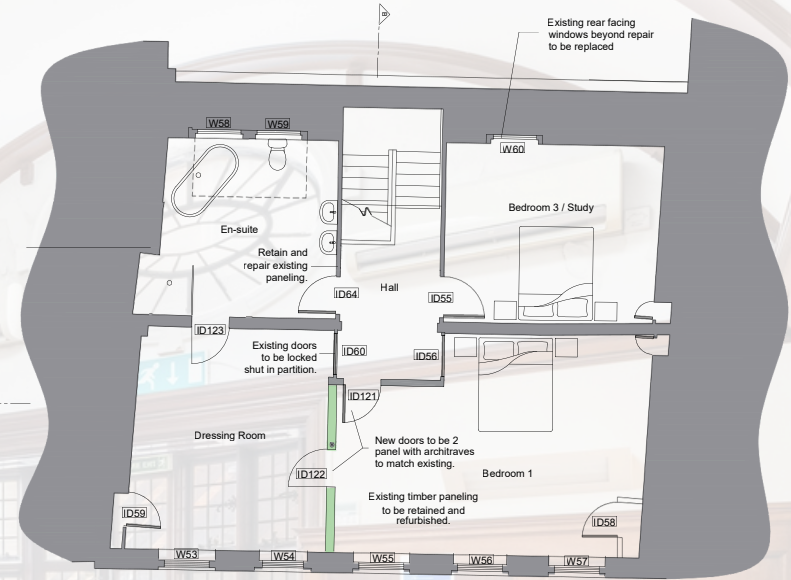
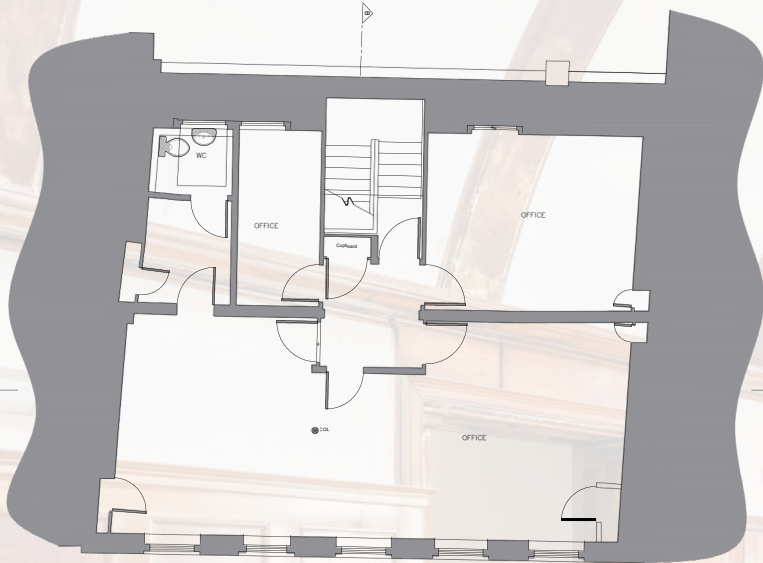
Second Floor & Lower Ground Floor

Existing

Proposed

Second Floor

Lower Ground Floor





Oakley

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Agents Notes

Tenure - Freehold

EPC : N/A

Council Tax Band : TBC

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