



The Avenue, Lewes, East Sussex, BN7 1QT



The Property

Occupying a highly sought-after location, this exceptionally spacious contemporary family townhouse on The Avenue presents a rare opportunity to acquire a beautifully appointed home. Extending to approximately 2,200 sq ft, the property has been meticulously designed and superbly presented, offering discerning buyers an impressive range of eco-friendly features, including solar panels, Velfac double-glazed windows and underfloor heating throughout.

Upon entering, you are immediately struck by the versatile layout, thoughtful design and attention to detail across the property's split levels. The ground floor offers a study/Bedroom 5 to the front, together with two double bedrooms and a bathroom fitted with Roca fittings, comprising a bath with shower over, washbasin and concealed WC. The rear bedroom enjoys views over Baxter's Field. Ascending the first flight of stairs, a spacious bedroom to the front benefits from full-height windows overlooking the street. An adjoining luxury bathroom features a bath with shower over, a rainfall shower and attractive feature tiling. A further short flight of stairs leads to the principal bedroom, where double doors open onto a terrace enjoying superb views towards Lewes Castle and the adjoining parkland. An en-suite shower room with a large shower completes this space.

From the entrance hall, stairs descend to the dining room, which features sliding doors opening onto a terrace with ample space for a table and chairs. A striking mezzanine area, complemented by vaulted ceilings and a useful storage cupboard, adds further character to this level. A few steps down lead to the cloakroom and kitchen/breakfast room. The contemporary kitchen is fitted with a range of contrasting wall and base units featuring lift-up doors, complemented by stone work surfaces extending along three sides. Appliances include a large Smeg five-ring induction hob, a one-and-a-half-bowl sink, integrated fridge and freezer, double oven, stainless-steel dishwasher and Smeg microwave. Sliding patio doors provide access to an internal terrace. The adjoining utility room continues the modern aesthetic, with a Smeg washing machine, wall and base cupboards, open shelving and a sink set into a stone work surface. This practical space combines functionality with sleek, contemporary styling.

The stairs continue to the lounge, where one of the property's most striking features is the full-width bi-fold windows spanning the rear of the house and opening onto the main terrace. These create a seamless connection between the interior living space and the beautifully landscaped, terraced lawned garden, which features a well-stocked flower border. Directly adjoining Baxter's Field, this private outdoor space enjoys a wonderful sense of openness and tranquility. From the garden and various vantage points throughout the house, residents can enjoy stunning, uninterrupted views across Baxter's Field towards the iconic Lewes Castle, providing a picturesque backdrop to everyday life. Useful side access steps, reached through a gate, provide additional convenience. Beyond the lounge, a cinema or media room offers a dedicated space for relaxation and entertainment. A wall divider creates a useful boot room and storage area, where the gas-fired boiler is located. There is also a walk-in linen cupboard housing the hot water cylinder and solar panel controls.

The accommodation offers four generously proportioned bedrooms, with the additional study/Bedroom 5 providing flexibility to suit individual needs. The property benefits from three luxury bathrooms, all finished to a high standard, offering comfort and convenience for residents and guests alike. This versatile layout is ideally suited to modern family living.

Further enhancing the outdoor living experience, the property boasts two additional terraces to the rear. These elevated spaces provide ideal spots for al fresco dining, morning coffee or simply unwinding while enjoying the views. The well-maintained, terraced lawned garden offers an inviting setting for relaxation and recreation, blending harmoniously with the surrounding greenery. Despite its peaceful setting, the property is within easy walking distance of the town centre, mainline railway station and local schools. Further benefits include an allocated walled parking space and a bike store.

This exceptional family home offers more than just a place to live; it provides a lifestyle combining contemporary luxury, generous living space and an enviable location with spectacular views. Presented in superb condition, it is ready for immediate occupation, allowing the new owners to move straight in and enjoy everything this remarkable townhouse has to offer.

Viewing is highly recommended to fully appreciate the quality, versatility and outstanding setting of this exceptional home. *Please note that this property is owned by a member of staff at Oakley property, Lewes.





The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings.

Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children.

Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.

The Avenue, Lewes



Lower Ground Floor
 Approximate Floor Area
 684.47 sq ft
 (63.59 sq m)

Ground Floor
 Approximate Floor Area
 567.79 sq ft
 (52.75 sq m)

First Floor
 Approximate Floor Area
 533.13 sq ft
 (49.53 sq m)

Second Floor
 Approximate Floor Area
 455.63 sq ft
 (42.33 sq m)



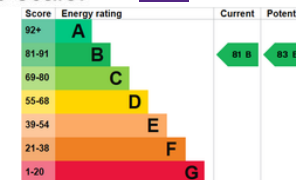
Approximate Gross Internal Area = 208.20 sq m / 2241.04 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

[EPC](#)

[Agents Notes](#)
 Tenure - Freehold

EPC - B

Council Tax Band - G



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