



Southdown House, St Annes Crescent, Lewes

A beautifully proportioned two-bedroom raised ground floor apartment forming part of the substantial Victorian house with elegant period character, high ceilings, generous living space, large shared garden, and a dedicated private parking space, is situated on the much sought after St Annes Crescent, Lewes.

Attractive and spacious, this lovely flat combines the grandeur and proportions of a period property with the ease of modern apartment living.

The two bedrooms with large fitted storage and a shower room are complemented by a generous open plan living area with high ceilings that retains the distinctive character one would expect from a fine period residence. Large bay windows bring natural light into the rooms, enhancing the feeling of openness throughout.

One of the property's particular pleasures is the beautiful shared garden. Mature planting and established greenery create a tranquil communal setting, providing an attractive place to sit, relax and enjoy the outdoors.

Southdown House further enjoys a fascinating literary heritage, having been the childhood home of Daisy Ashford between 1889 and 1896. It was here that Ashford wrote her celebrated novel, *The Young Visitors*, at the age of just nine, published in 1919. The building was then used as the County Library in the 1920s and later converted into eleven residential apartments in 2015.

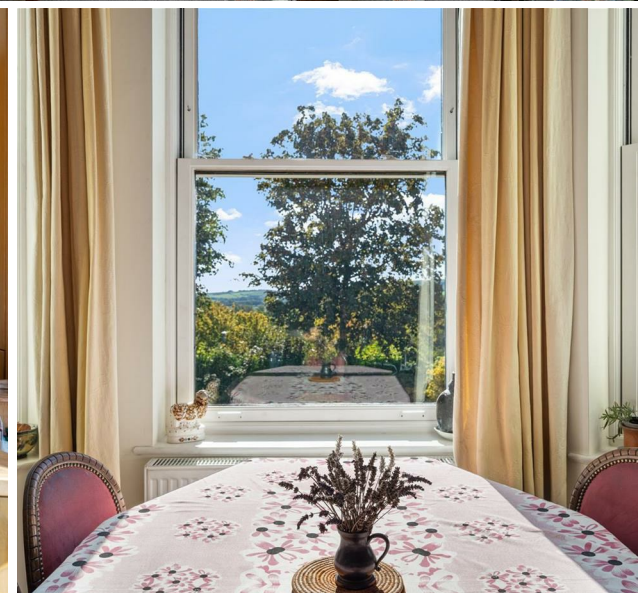


The building enjoys a particularly appealing setting benefiting from a southerly aspect and impressive far-reaching views across the communal gardens and surrounding landscape towards the South Downs, on a street with very little traffic.

Just a short stroll away, the High Street provides an excellent selection of independent shops, cafés, traditional public houses, restaurants, and everyday amenities. The town is steeped in history, with notable attractions including Lewes Castle, Anne of Cleves House, Priory Ruins and the characterful streets and historic buildings that give the town its distinctive charm. The popular Depot Cinema and a variety of cultural and community events further enhance Lewes's appeal.

For those who enjoy the outdoors, the surrounding South Downs National Park is readily accessible on foot from the flat, offering an extensive network of scenic walking routes and open countryside throughout the year.

Southdown House is also very convenient for commuters. Lewes mainline railway station is an easy 15-minute walk providing direct connections to Brighton and London Victoria. Road connections also offer access to the wider Sussex area, making the property well suited to those seeking a balance between town living, countryside surroundings, and convenient travel.

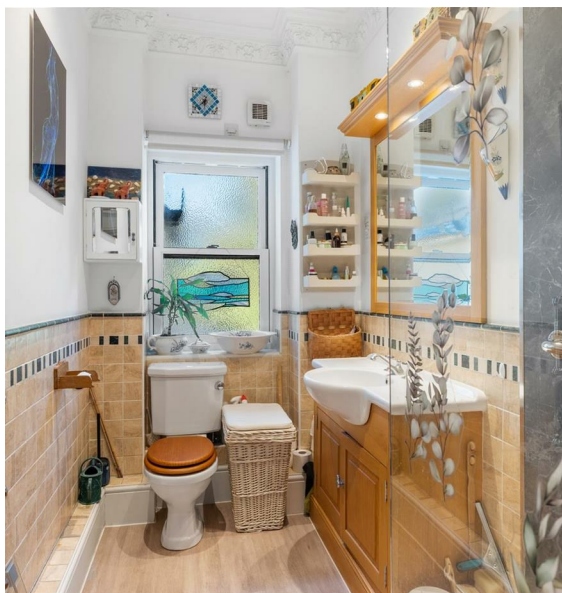


Internal viewing is highly recommended.
Please contact our office by phone or email to
arrange your appointment.

Tenure: Leasehold
Lease Years Remaining: 978
Annual Ground Rent: 200
Annual Service Charge: £2,864
Council Tax Band: C
EPC Rating: C

- Two Bedroom Raised Ground Floor Apartment
- Situated in Sought After St Annes Crescent
- High Ceilings and Period Features
- Well Presented Throughout
- Generous Communal Garden
- Allocated Parking Space
- Close to Amenities & Transport Links
- Being Sold with No Onward Chain

draft





Approximate Gross Internal Area = 70.55 sq m / 759.39 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339879)



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