



2 Winterbourne Close, Lewes, East Sussex, BN7 1JY

ROWLAND
GORRINGE

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Guide Price £650,000

A semi-detached house of traditional brick elevations that have been in part rendered and colour washed, all under a pitched pantile roof. The well balanced accommodation with four bedrooms is immaculately presented in a light and bright decor that has seen the property considerably extended, this to provide an open plan kitchen/day room, which in turn has been enhanced by the conversation of the detached garage to create bespoke ancillary accommodation. Presently dressed in part as a double bedroom/home office, the Garden Studio is ideal for recreational purposes, such as artwork, Pilates/Yoga or as a consultation facility.

This versatile family home spans two floors with the potential to create a loft room that includes a spacious bathroom and cloakroom, four bedrooms (one ground floor), 22ft sitting room with wood burner, a bright and contemporary kitchen/dining/day room, and a delightful south, east and west facing wrap around garden.

Original features blend with modern updates including double glazing, oak flooring, and a wood-burning stove, creating a comfortable and characterful living space that measures circa 1332 sq ft.

Tenure: Freehold for sale by private treaty.

Local Authority: Lewes District Council, Council Tax Band: C - All mains services are appointed to the property. Gas fired central heating serving panel radiators appointed throughout.

We understand that the current broadband download speed (Full Fibre Broadband) at the property is up to 1600 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from <https://www.openreach.com/fibre-checker> on 22/02/2026). Actual service availability at the

property or speeds received may be different.

Directions: <https://w3w.co//gifts.work.patrol>

Location - Winterbourne Close is a highly sought after residential cul-de-sac so conveniently located to the south/west of Lewes town centre, within immediate level walk of the Winterbourne convenience. Lewes is affectionately described as a small town with a big heart. Historians believe the name derives from the Old English 'hlaeWS' ('hills' or 'mounds') as Lewes is built into the slopes either side of the Ouse Valley. It was here that Simon de Montfort fought the Battle of Lewes against the King and where Tom Paine, author of 'The Rights of Man' once lived. Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. There are lots of things to do in and around the county town. Lewes is a great place to shop with so many independent, antique and quirky shops. It's also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs. Lewes also boasts a working brewery situated in the heart of the community on the banks of the Ouse. Commuters abound with mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with being positioned within the catchment area of the well attended Southover and Western Road primary schools. The universities of Sussex and Brighton and the coast at Brighton are found 6 and 9 miles away respectively and the famous Glyndebourne Opera House is about 4 miles away on the outskirts of Ringmer. The Downs and local countryside are a paradise for walkers, cyclists and nature lovers. Lewes is situated just off the South Downs way and within the magnificent South Downs National Park.









Entrance Hall

Kitchen/Dining Room

21'1" x 10'4" (6.43m x 3.15m)

Sitting Room

20'3" x 13" (6.17m x 3.96m)

Office/Bedroom Four

15'4" x 10'7" (4.67m x 3.23m)

Cloakroom

Landing

Bedroom One

12'10" x 10'11" (3.91m x 3.33m)

Bedroom Two

10'6" x 9'5" (3.20m x 2.87m)

Bedroom Three

10'7" x 8'9" (3.23m x 2.67m)

Bathroom

Rear Garden

Garden Studio

16'9" x 7'5" (5.11m x 2.26m)

EPC: C

Council Tax Band: C





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Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft

Garden Studio = 11.5 sq m / 124 sq ft

Total = 123.7 sq m / 1332 sq ft

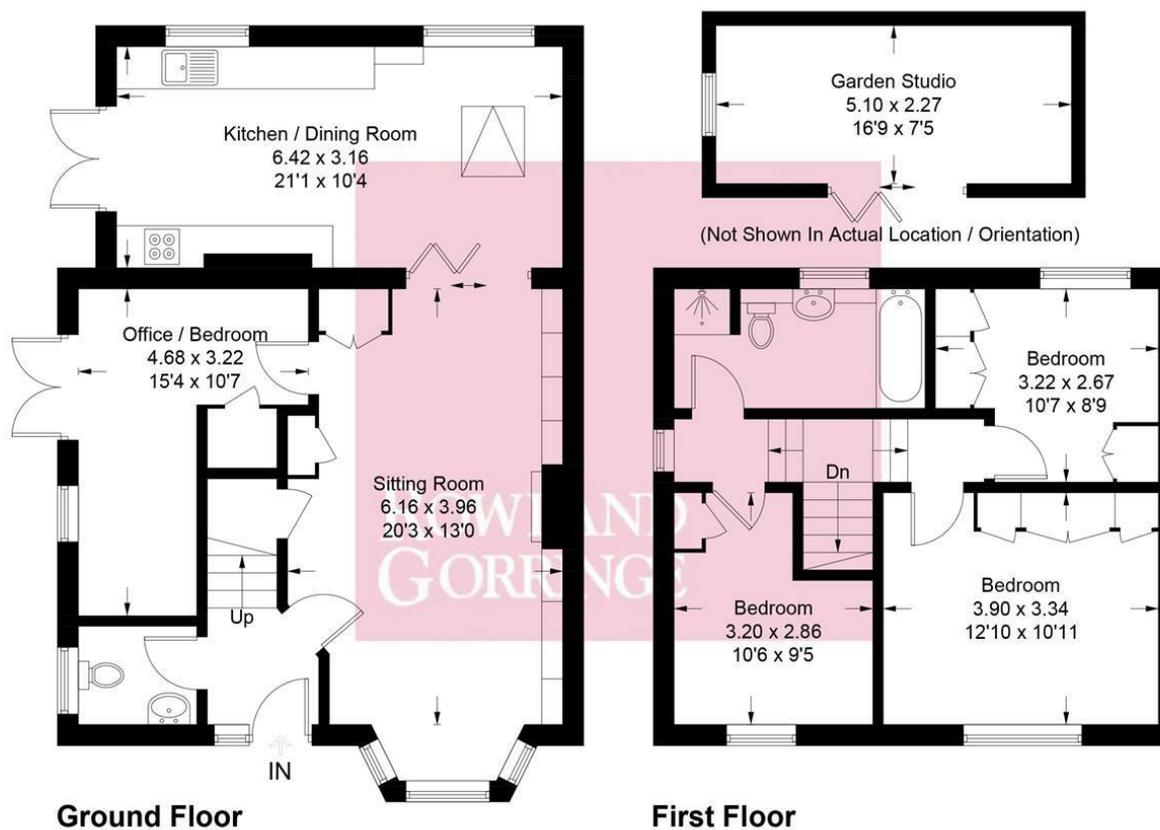


Illustration for identification purposes only, measurements are approximate, not to scale.

Imageplansurveys @ 2026

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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