

£1,750,000 guide price

Priory Lodge, Southover High Street, Lewes, East Sussex, BN7 1HT

MANSELL McTAGGART
Trusted since 1947

Overview...

Mansell McTaggart are pleased to market for sale this rare five-bedroom, double-fronted Grade II listed property, boasting period features throughout, enriched with history and Tudor origins. This beautiful home is ideally situated within the highly desirable Southover area, enjoying off-street parking and a Garage all within easy reach of the town centre and mainline Railway Station.

Over the 3000sq ft is a plethora of history and wealth of characterful features, including herringbone flooring, exposed beams, ceiling cornices, sash windows and stained-glass windows. The wooden panelled entrance leads to a generous Reception Room and further Sitting Room with fireplace and access to a southerly aspect Orchid House. There is a high quality bespoke made Kitchen and Dining Room enjoying views of the garden.

Over the first and second floors is a Family Bathroom and five double bedrooms, varying in sizes all enjoying pretty views, and two benefitting from en suites.

Outside, the property enjoys a larger than average garden of a desirable Southerly Aspect, there is a double garage, as well as enviable off-street parking for two vehicles to the side.









The property…

ENTRANCE HALL- Front door leads to a generous hall with front aspect stain glass windows, exposed wooden floorboards, wood-panelled walls and exposed beams. Wooden staircase leads to first floor, and a door opens to reveal stairs to cellar. Panelled doors lead to principal rooms and an internal window overlooks the Orchid Room while a door provides direct access to the rear garden.

RECEPTION ROOM- A generous space with front aspect windows overlooking Southover High Street with bespoke made built in shelving providing ample storage, a brilliant, versatile room.

SITTING ROOM- A wonderful reception room full of character with modern herringbone wooden flooring, ornate ceiling roses and cornices. A fireplace centres the room with a detailed timber mantel and flanked by arched recesses. To the front, windows overlook historic Southover High Street while to the rear pretty stain glassed double doubles open to-

ORCHID ROOM- Dual aspect windows overlook the rear garden with ornate sundial window above the double doors which provide direct access to the rear garden.

DINING ROOM- Generous rear aspect window overlooking the rear garden, impressive feature fireplace and wood floors. High quality bespoke made dresser comprising of cupboards and drawers complimented by a dark wood worksurface. Door to Utility Room and opening to Kitchen.

UTILITY- A convenient, separate space with fitted cupboards and worksurfaces, a door to the rear leads to the garden.

KITCHEN- A beautiful high quality bespoke made kitchen comprising of soft off white painted cupboards and drawers and complimented by wooden worksurfaces and timeless metro tiled splashbacks. The kitchen features both integral and space for freestanding appliances and enjoys views to the rear. Wooden floor and recess spotlights.







The property...

CLOAKROOM- Low-level W.C., wash hand basin, obscured window and partially tiled surround.

CELLAR- Accessed from the entrance hall, the basement is undecorated but provides a useful storage area with further storage cupboard.

FIRST FLOOR LANDING- Brilliantly spacious with exposed beams, side aspect window with elevated views and front aspect stain glass window, stairs to second floor and paneled doors to principal rooms

BEDROOM- A wonderful double bedroom with exposed wooden floorboards, picture rails and front aspect windows enjoying elevated views over historic Southover.

BEDROOM- A brilliant double bedroom with wooden floor and front aspect windows. Paneled bi-fold doors open to reveal a grand stand alone roll top copper bath with rear window above and semi-paneled walls to surround, to the side, bi-fold doors open to a pedestal hand wash basin with splash back and mirrored unit above. A separate door leads back to the landing

BEDROOM- Great size double bedroom with rear aspect windows overlooking the rear garden, built in shelving and door to-

EN SUITE- Shower enclosure with glass screen and tiled surround, hand wash basin with mixer tap and fitted cupboard below

CLOAKROOM- Low-level W.C. and obscured window

BATHROOM- White suite comprising of a corner bath with shower attachment above with a timeless metro tiled surround, pedestal hand wash basin, W.C., bidet, obscured windows and airing cupboard

SECOND FLOOR LANDING- Panelled doors lead to principal rooms. Historic wide board floorboards and exposed timbers. Architectural 'Eye brow' window.











Property & Outside…

BEDROOM- A comfortable double bedroom with exposed beams, rear aspect windows overlook the garden, and a door leads to eaves storage room. Further recess for eaves storage to the front

BEDROOM- Double bedroom with exposed beams, rear window overlooks the rear garden and glimpses of the South Downs, while a recess to the front provides for further storage.





REAR GARDEN- A deceptively generous southerly facing garden, a rare find for such a centrally located property. With areas of paved patio, ideal for al fresco dining or entertaining, bordered with well-stocked flowerbeds, this leads to a larger area laid to lawn with an established range of trees, plants and shrubs. A brilliant sun trap with good levels of privacy to relax and escape. Ornamental pond with cascading waterfall.

GARAGE & PARKING- To the side of the property is enviable parking for two cars and access to the garage via a modern roller shutter door. The garage is generous in size, detached and brick and stone built with a pedestrian door and window to the rear. Storage above.



Location…

Southover High Street is a pretty road located in the heart of historic Lewes town centre within the popular Southover Area. The area boasts some of Lewes' oldest properties and the Priory Ruins and pretty Grange Gardens are within striking distance of the front door.

The property is within easy walking distance of the High Street and Mainline Railway Station offering regular and direct services to London, Brighton and Gatwick as well as the coast.

The Southover area is popular for its proximity to the High Street and Railway Station but also access to the countryside, with large recreation grounds nearby and access to the South Downs at the end of Southover High Street.

There is a choice of popular public houses offering dining, within the road and within the wider area. The Depot Cinema, leisure centre and numerous sports clubs and popular schools, catering for all ages from nursery to tertiary college are all within easy walking distance of the property.

Tenure - Freehold
Gas Central Heating
EPC – Grade II Listed

Grade II Listed

Council Tax Band – G











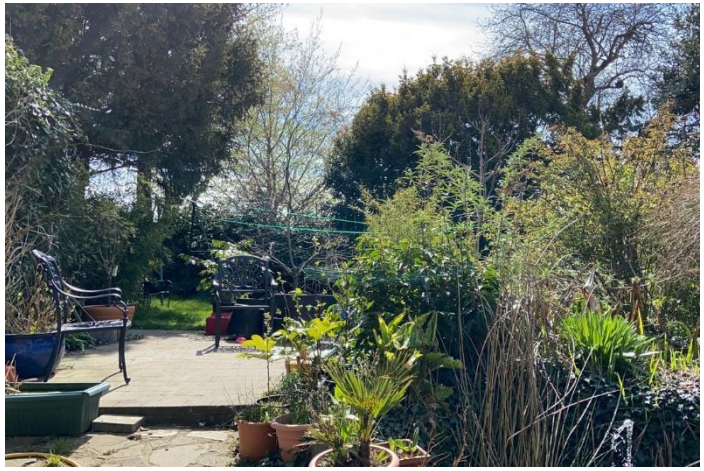





Enquiries...

For further enquiries or to arrange an appointment to view, please contact our Lewes office on

01273 407929 or

lewes@mansellmctaggart.co.uk



Lower Ground Floor
Approximate Floor Area
305.47 sq ft
(28.38 sq m)

Ground Floor
Approximate Floor Area
1434.07 sq ft
(133.23 sq m)

First Floor
Approximate Floor Area
1148.61 sq ft
(106.71 sq m)

Second Floor
Approximate Floor Area
577.37 sq ft
(53.64 sq m)

Garage
Approximate Floor Area
265.22 sq ft
(24.64 sq m)

N

Approximate Gross Internal Area (Excluding Garage) = 321.96 sq m / 3465.54 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

call: **01273 407929**
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Important Notice: Mansell McTaggart, our clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at www.mansellmctaggart.co.uk

MANSELL McTAGGART
Trusted since 1947