

THE MODERN HOUSE



Lewes, East Sussex
Sold

High Street

This exceptional five-bedroom Grade II-listed house, with a private garden and off-street parking, occupies a prominent position on Lewes High Street. It has been the subject of a comprehensive refurbishment across its 4,430 sq ft, beautifully pairing Georgian elegance with a sensitive infusion of modernity throughout. Lewes itself is a beautiful market town, with a strong sense of community and a fascinating history.

The Tour

A pillared porch leads through the front entrance to a wide reception hall with panelled walls, oak flooring and shuttered sash windows. To the left is a large drawing room dramatically lit by three south-facing sash windows. This room is linked through double doors to a second reception, where a curved bay overlooks the garden to the rear. Cast-iron fireplaces with marble surrounds feature in both rooms.

THE MODERN HOUSE



*South-East England
Sold*

High Street

Ahead of the entrance hall lies a gallery looking out across the double-height void of the dining room. A bespoke contemporary oak staircase with steel spindles descends to the dining space, where oak panelling has been carefully set against a polished concrete floor. A soaring corner of glazing fills the void with light and offers a glimpse from the dining room into the garden.

The kitchen inhabits the semi-circular bay and is open to the dining room, as well as providing access to the garden. Its custom oak-fronted cabinets are arranged around a stainless steel island by Barazza; appliances are by Gaggenau and Miele. Also on this level is a cinema room with oak panelling, a guest WC, a utility room and a doorway that gives access to the lightwell at the front of the house.

An original staircase winds its way to the first floor, where the main bedroom occupies the large bay. Its own marble-clad shower room and a dressing room lie beyond. There is a further bedroom on this level, painted in a striking green gloss, plus a bathroom and a brilliant study which could be used as a sixth bedroom if needed.

There are three further bedrooms on the second floor, all of which are en suite. The largest of these has been cleverly designed as a self-contained apartment with its own kitchen.

Outside Space

A substantial flint-walled garden is situated to the rear of the house. It is stepped in three parts; first, a gravel section accessed from the curved door of the kitchen, which rises to a paved external dining area and culminates in a large lawn. A doorway in the back wall leads to and from the parking area where there is space for several vehicles.

The Area

There is plenty to do in Lewes, which is home to independent shops, antiquarian bookshops and antique markets. There are numerous cafes, such as Patisserie Lewes and Flint Owl Bakery, and galleries including The Star Brewery Gallery and The Needlemakers Craft Centre. There are also many independent businesses that stock work by local craftspeople. Glyndebourne Opera House is only a few miles away, and special coaches are laid on at Lewes Station during the season. There is a new cinema and art complex, The Depot, which shows a variety of mainstream and arthouse movies. Lewes is also known for its Bonfire Night, which it hosts annually. For a wider range of amenities, Brighton is close by – only 10 minutes by train – with its countless restaurants, shops and cafes.

Lewes is nestled in The South Downs National Park, providing plenty of options for outdoor exploring. There are many beautiful walks across the surrounding landscape including The South Downs Way, which takes a spectacular coastal route over the Seven Sisters to Beachy Head, leading all the way to the sea.

THE MODERN HOUSE



High Street

Lewes railway station has direct services to London in around 63 minutes and Clapham Junction in under an hour. There are also direct services to Gatwick Airport that take approximately 31 minutes. Lewes is on the A27, which connects with the A23 London to Brighton road.



South-East England
Sold

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.