



OAKFIELD

Southover High Street, Lewes BN7 1HT

Asking Price £575,000





## Southover High Street, Lewes BN7 1HT

Elegant Garden Apartment in Historic Southover Manor, Lewes - We are delighted to present this exceptional two-bedroom garden apartment with en-bloc garage, nestled within the grand and highly desirable Southover Manor House – a distinguished former manor and private girls' school, tastefully converted into prestigious residences in the 1980s.

Located just moments from Southover Church, Anne of Cleves House, and the picturesque Grange Gardens, this ground floor apartment boasts a rare and 60ft private south-facing walled garden—an incredibly rare find in the heart of Lewes.

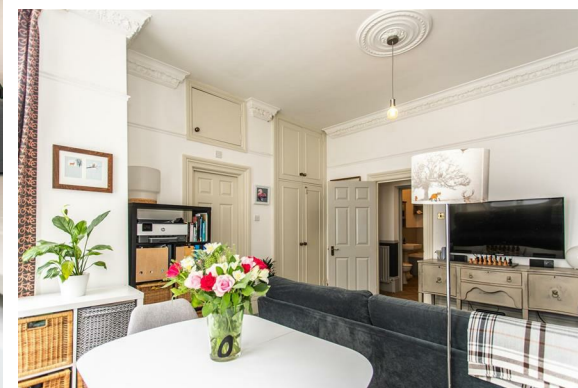
Offering just over 1,000 sq ft of stylish accommodation, the property features a wonderful balance of period charm and modern convenience. There are two generous double bedrooms, including a spacious principal bedroom with a modern en-suite shower room, and a second bedroom enjoying views over Southover High Street and historic surroundings. A smart contemporary family bathroom serves guests and residents alike.

The impressive sitting room, features a striking bay window with French doors that open directly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience—perfect for relaxing or entertaining.

Original period features are beautifully preserved throughout, including high ceilings, sash windows with acoustic glazing, ornate cornicing, ceiling roses, picture rails, and deep skirting boards.

The kitchen/breakfast room has been newly fitted with wooden cabinetry, quartz worktops, and modern appliances, with views and access to the peaceful rear garden. Additional highlights include: Gas central heating, Garage located nearby, Video entry system, Generous hallway storage

Southover Manor sits within one of Lewes' most attractive and historic quarters, just a 5-minute walk to Lewes railway station (London Victoria, Brighton, and close to local amenities including the Depot Cinema and Lewes High Street - 6 month charge £1,932







### Sitting Room

16'0 x 14'11 (4.88m x 4.55m)

### Kitchen/Breakfast Room

9'8 x 8'10 (2.95m x 2.69m)

### Bedroom

21'8 x 10'7 (6.60m x 3.23m)

### Bedroom

15'2 x 12'4 (4.62m x 3.76m)

### Garage

14'9 x 9'2 (4.50m x 2.79m)

**Council Tax Band - E £3,211 per annum**

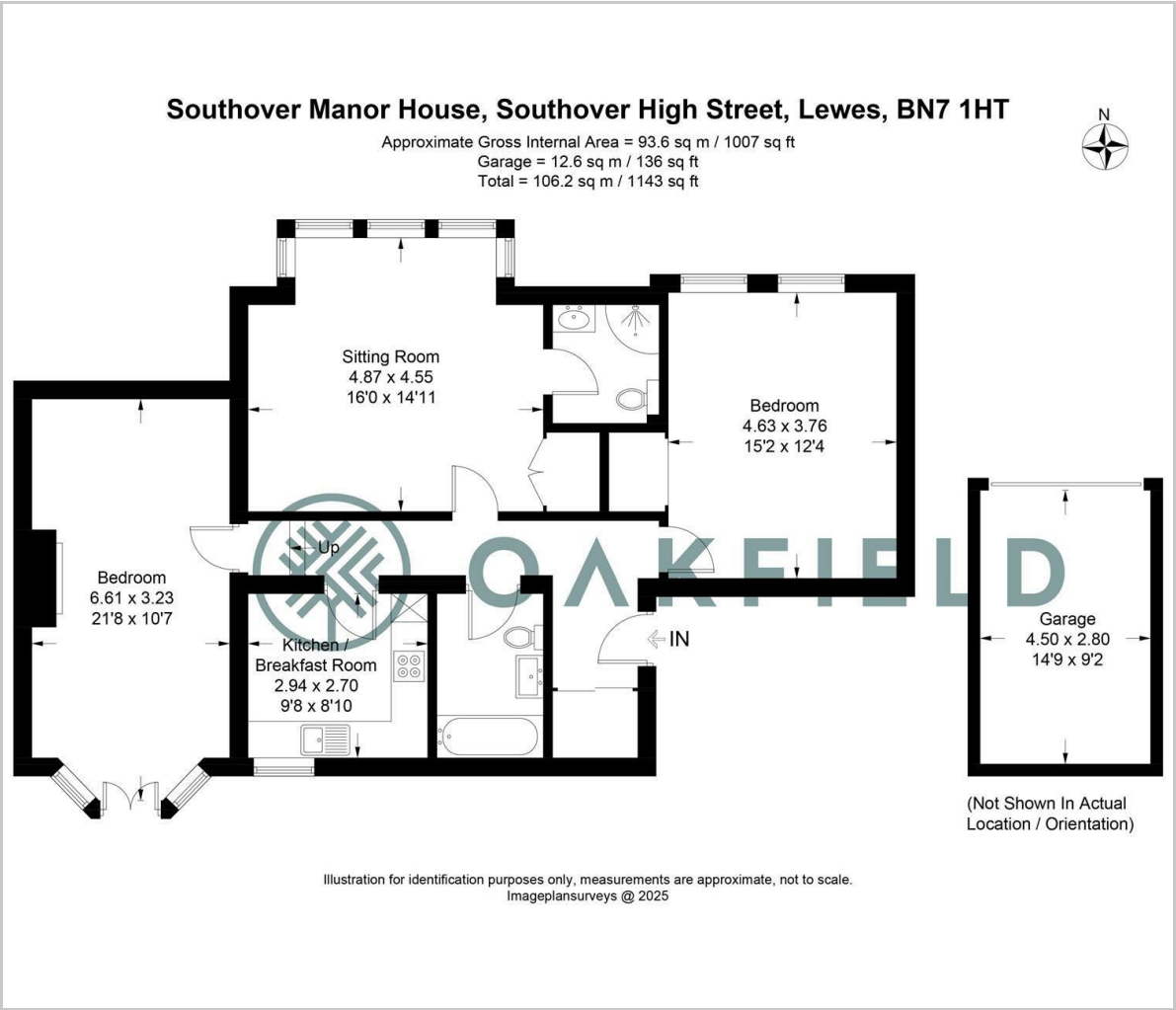
### Lease Information

The seller advises that the property is offered as leasehold and has approximately 950 years remaining on the lease. The service charge is £1,932 per annum with a ground rent of £100 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.





Floor Plan



Viewing

Please contact us on 01273 474101  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

