

Grange Road, Lewes, BN7 1TS

Price Guide £950,000

4 2 2 C

Grange Road, Lewes, BN7 1TS

*** GUIDE PRICE £950,000 - £1,000,000 ***

Set within one of Lewes most desirable central locations, this beautifully presented four bedroom period home offers generous and versatile accommodation arranged across four floors. Grange Road is ideally positioned for easy access to the town centre, railway station, Southover Grange Gardens and the many independent shops, cafés and restaurants Lewes has to offer.

The house retains many of its original period features and has been sensitively restored and refurbished by the current owners. The garden floor forms the heart of the home, with an impressive kitchen and dining room measuring over 23 feet in length. The kitchen has been thoughtfully designed with extensive storage, integrated appliances and a substantial central island, complemented by handmade units created by designer Inglis Hall and other local craftspeople. The adjoining dining area opens directly onto the south-facing rear terrace and garden, creating a wonderful space for everyday family life and entertaining.

On the ground floor is a superb living room extending to over 25 feet, featuring a bay window, original period fireplaces and ample space for separate seating and study areas.

The upper floors provide four well-proportioned bedrooms, several of which retain original fireplaces, including a generous principal bedroom. There is also a family bathroom and a separate first-floor shower room. The flexible layout is ideal for families, guests or those requiring dedicated space to work from home.

Outside, the south-facing rear garden includes a generous paved seating and dining terrace together with established planting, providing a private and peaceful place to relax in the heart of town.

The property combines generous proportions, carefully preserved period character and a highly convenient central location, with approximately 1,524 sq ft of accommodation.

























Living Room
25'8" x 14'11" (7.82m x 4.55m)

Kitchen
23'2" x 14'11" (7.06m x 4.55m)

Bedroom
15'1" x 13'0" (4.60m x 3.96m)

Bedroom
8'10" x 8'3" (2.69m x 2.51m)

Bedroom
14'1" x 11'11" (4.29m x 3.63m)

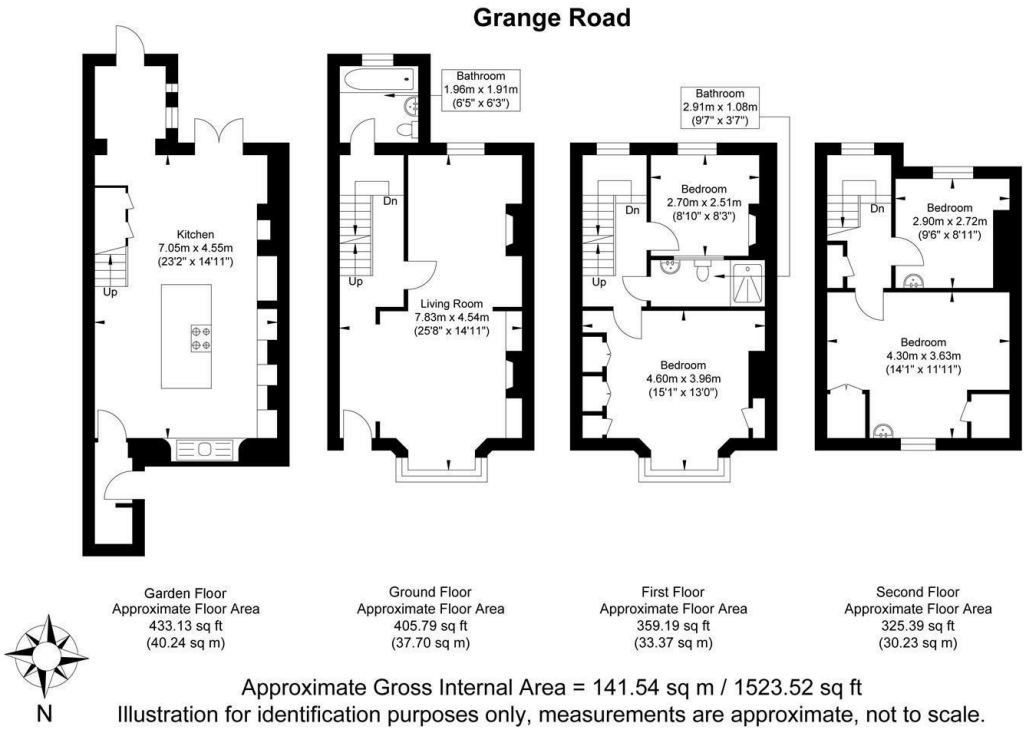
Bedroom
9'6" x 8'11" (2.90m x 2.72m)

Bathroom
6'5" x 6'3" (1.96m x 1.91m)

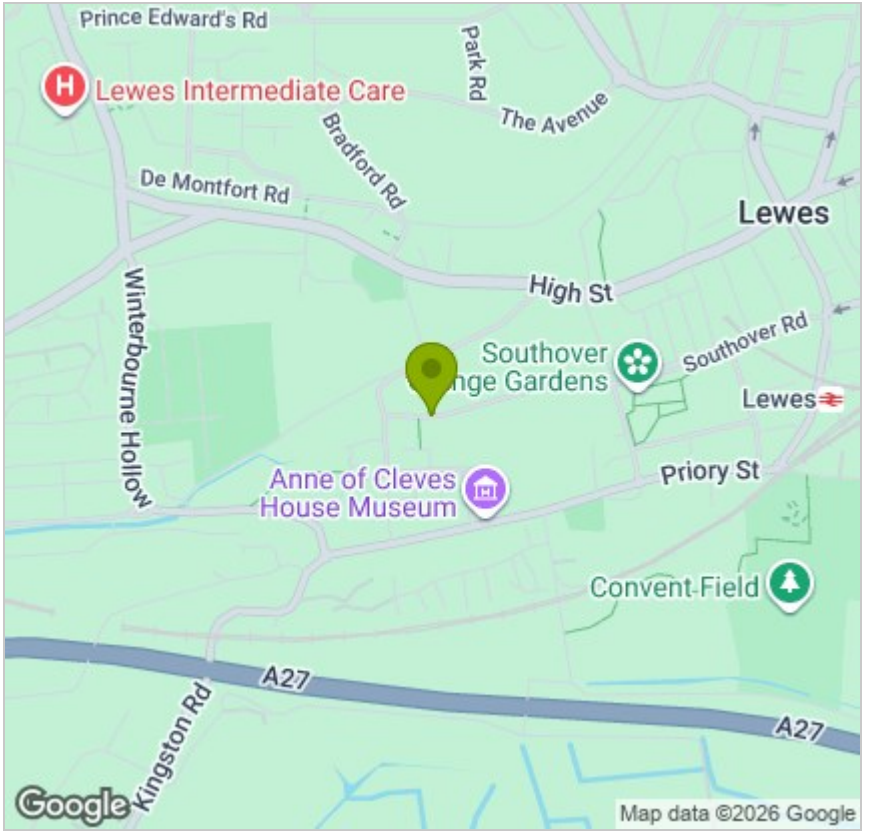
Bathroom
9'7" x 3'7" (2.92m x 1.09m)

Councill Tax Band E - £3,368.65 Per Annum

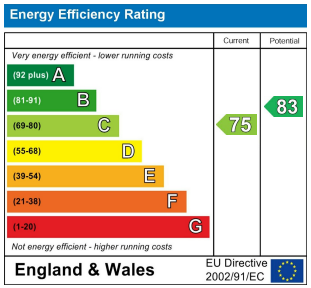
Floor Plan



Area Map



Energy Efficiency Graph



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.

64 High Street, Lewes, East Sussex, BN7 1XG
lewes@oakfieldproperty.co.uk
01273 474101
www.oakfieldproperty.co.uk