



8 Grange Road, Lewes, East Sussex

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## 8 Grange Road, Lewes East Sussex, BN7 1TR

A stunning, beautifully presented town house with a south-facing garden and delightful outlook to the rear, within striking distance of Lewes' eclectic High Street and mainline station

Lewes High Street 480 metres, Lewes train station 0.4 mile (London Victoria 1 hour 14 minutes), A27 1.7 miles, Brighton 8.7 miles, London Gatwick Airport 26 miles, Central London 58 miles

Reception hall | Sitting room | Kitchen/dining room | Study | Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom | Garden | On-street parking with residents' permits | EPC rating B

### The property

Number 8 Grange Road is an appealing home which offers a unique and stylishly-presented living environment, with accommodation over four floors. The street level entrance hallway features pastel-toned wall panelling, with flooring of beautiful parquet which extends across reception areas creating a pleasing sense of cohesion. The ground floor offers a generously proportioned sitting room where the warming ambience of a log-burner can be enjoyed, with a stairway to the rear providing a route down to the lower ground floor. Providing a convivial hub, this light-filled setting has thermally rated Crittall-style steel frame doors which open onto a terrace extending the inside to the outside setting. Fitted with blackened solid oak cabinetry with Carrara marble worktops and integrated appliances, the kitchen features an island unit and offers ample space for dining. An open aperture links to an study ideally suited to home workers.

The bedroom accommodation is arranged over the two upper floors, with the first floor providing three bedrooms, one featuring a

vintage fireplace. The principal room occupies a private spot at the top of the house and benefits from stylish en suite facilities. With panelling to the walls and vintage-inspired fittings, the family bathroom offers a free-standing bath, walk-in shower cubicle and solid marble tiled flooring.

The property has been extensively renovated by the current owners, including upgraded insulation, underfloor heating throughout and double glazed sash windows.

### Outside

A low-level white wall, topped by ornate black painted railings, fronts the pavement and is backed by a planted bed containing an attractive collection of evergreen, colourful and floral shrubs, including a Eriobotrya Coppertone tree, Hydrangea and Eunonymus 'box-style' low level hedging. Creating a visual delight, the south-facing rear garden offers two lengths of flourishing, raised beds of flowering plants. A terrace of pavers just outside the kitchen provides an al fresco setting to dine and relax and extends into central pathway leading to railings at the far margin. Permits for on-street parking are available for residents of Grange Road on application.

### Location

Positioned amidst a terrace of period properties, Number 8 occupies the ideal residential situation for easy access to Lewes's vibrant High Street. There is an excellent range of individual shops, restaurants, cultural and recreational facilities on offer including theatres and golf, sports and football clubs, as well as an outdoor swimming pool. The A27 lies just to the south of Lewes and provides fast access to the A23/M23, Gatwick Airport and the national motorway network, with rail services from the town offer journeys into London, Brighton and Eastbourne. The coastal, business and entertainment city of Brighton & Hove is nearby and well-regarded schooling in the vicinity includes Western Road Community Primary School, Southover C of E Primary School and Lewes Old Grammar School.















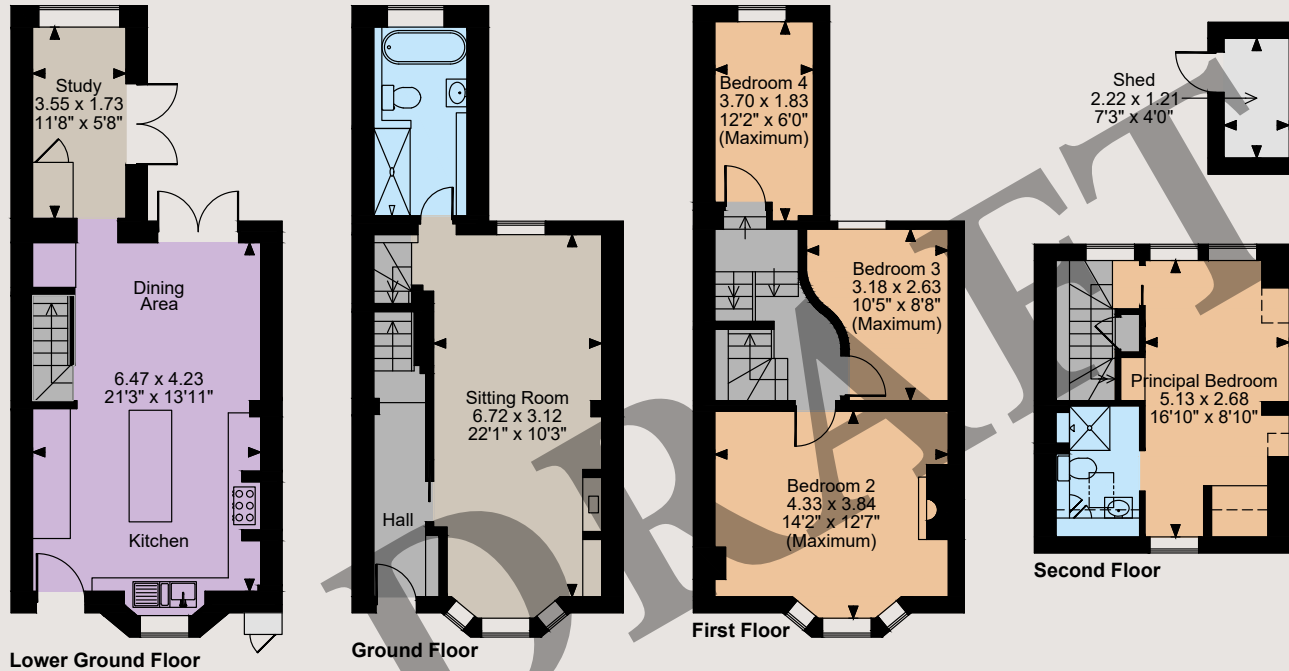








Floorplans  
 House internal area 1,354 sq ft (126 sq m)  
 Outbuilding internal area 29 sq ft (3 sq m)  
 Total internal area 1,383 sq ft (129 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8608315/LCO



### Directions

what3words: ///toward.excellent.songbirds

### General

**Local Authority:** Lewes District Council  
**Services:** All mains services. Air source heat pump.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,200,000

### Lewes

201 High Street, Lewes, East Sussex BN7 2NR

**01273 475411**

lewes@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland,  
 including Prime Central London



For the finer things in property.

