



Garden House, Rotten Row, Lewes, East Sussex, BN7 1LJ



The Property

Located on the highly sought after Rotten Row in Lewes, this four bedroom detached family home offers a blend of classic character and modern convenience. The property is within easy walking distance of the High Street, providing access to local amenities.

Upon entry, character features are immediately apparent. A stained glass window, original parquet flooring in reception areas, and leaded light style windows contribute to the property's traditional appeal.

The entrance lobby is great for storing boots and coats, this then opens into the entrance hall with doors leading to the ground floor rooms. The accommodation includes an L-shaped spacious reception room with a dining area with french doors leading outside and further windows to the front and rear overlooking the garden, suitable for both entertaining and family living. These versatile areas can serve as a lounge, dining room, or study area, designed for comfort and functionality.

The Kitchen is fitted with a good range of modern units with integrated appliances such as a hob, oven and grill and dishwasher. Space for fridge/freezer, granite worksurface and a door leading to the side garden. Next door is a utility room with further storage and plumbing for a washing machine and a door to the downstairs cloakroom which has a deep shelved recess.

The feature wooden staircase leads upstairs, there are three generously sized bedrooms on this floor. Two smaller bedrooms and one very large bedroom with a triple aspect and ample built in wardrobes, All with views to the rear towards the Downs. The family bathroom has a large shower with screen and a low level WC and wash hand basin. From the landing additional stairs lead to the second floor with a very large bedroom with Velux windows again offering superb views and an en-suite shower room, low level WC and wash hand basin. Additional eaves storage at this level. The elevated position provides views across the South Downs from the master bedroom and others.



Externally a special feature is the very private wrap around garden, which is fully established and well-stocked, offering a tranquil space for relaxation or al fresco dining. There are many mature fruit trees, soft fruit bushes, an area of lawn, rose gardens and a very established beautiful Wisteria. Mature planting and secluded seating areas provide peace and privacy. and visiting wildlife can be enjoyed from this secluded location. The property includes a block paved driveway with space for two cars and an electric vehicle (EV) charging point. The heating is via an Air Source Heat pump.

Rotten Row is known for its desirable location, combining rural charm with urban convenience with a great newly refurbished childrens' park at the bottom of the road. The area benefits from transport links, reputable schools, and a community atmosphere. This property offers comfort, character, and convenience in a coveted East Sussex address.





The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings.

Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children.

Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



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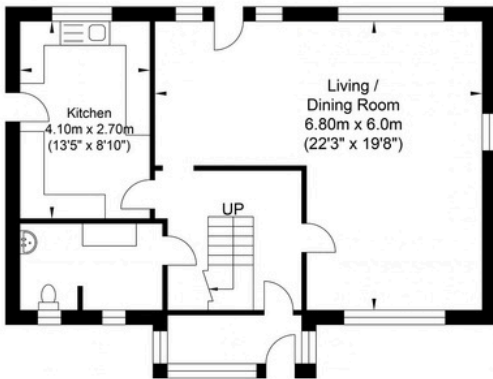
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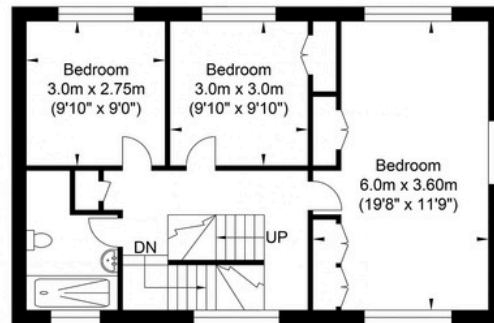
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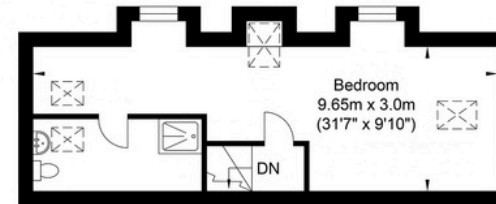
Rotten Row, Lewes



Ground Floor
Approximate Floor Area
653.36 sq ft
(60.70 sq m)



First Floor
Approximate Floor Area
620.0 sq ft
(57.60 sq m)



Second Floor
Approximate Floor Area
328.94 sq ft
(30.56 sq m)

Approximate Gross Internal Area = 148.86 sq m / 1602.31 sq ft

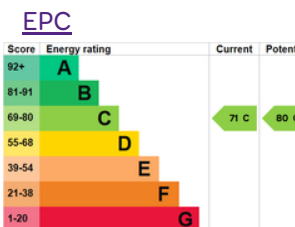
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Agents Notes
Tenure - Freehold

EPC - C

Council Tax Band - G



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