

INIGO



Undercliffe

LEWES, EAST SUSSEX

£2,250,000 FREEHOLD

Built in the latter half of the 19th century, Undercliffe House is an expressive Grade II-listed neo-Gothic house located in the characterful town of Lewes, East Sussex. Its internal finishes are elegantly stripped back, opting for clean, contemporary lines and simply finished walls that allow art, furniture, and far-reaching views centre stage. The primary plan encompasses over 3,300 sq ft of space, with five bedrooms and a series of intimate but grand living rooms. A generous garden of over two acres surrounds the house and has plenty of mature trees, along with a swimming pool, hot tub, studio and a garden store.

Setting the Scene

Undercliffe House was constructed in 1865 to a design by local architect and builder Charles James Berry. It is a distinctive presence amid Lewes' townscape, with its steep tower and elevated position.

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Yellow brick with red-brick bands defines the external profile of the house, along with its octagonal porch, and 20th-century postmodern extension. Tall arched windows wrap each side of the building, creating a set of bright and airy internal spaces.

The Grand Tour

A private driveway curves up to a gravel-laid parking area in front of Undercliffe House, with space to park four cars. Its elegant yet robust form makes a striking first impression. Steps lead up to the entrance, with access via a pitched porch and an adjoining hallway.

From here, the living room is on the left, with a trio of tall windows set in an expansive bay. Sealed plaster decorates the walls up to the picture rail, above which a tall ceiling is finished with mouldings and an elaborate ceiling rose. As with most of the ground floor, tumbled French oak runs underfoot.



On the other side of the hallway is the dining room, a grand, similarly bright space with room for a large table and chairs. Beyond is the kitchen, with its exposed raw-plaster ceiling and cream-painted walls. From here is a sage-green fitted kitchen with zinc worktops, a black range-style oven, an integrated fridge-freezer, and a sink set below another arched window. There is plenty of room for an informal dining arrangement, and a large utility room and convenient WC adjoining.

From the hallway, stairs descend to the lower ground floor; there is a bedroom here, with another wide bay of windows and a log-burning stove. Adjacent is a convenient, smartly finished shower room. Another room on this level could be used as a study, cinema room, or as a long-term storage space.

The remaining bedrooms are on the first floor; all extend from a long, arterial corridor. The primary suite is especially generous, with a gentle decorative scheme that diverts attention to the view framed by arched windows and double doors leading to a private balcony with spiral-staircase down to the heated pool. An en suite with dual sinks, a large walk-in shower and a sublime soaking tub adjoins. Fitted wardrobes are provided, with steps up to a dressing/storage room above.

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A second large bedroom on this level has a wealth of built-in storage and a neat en suite shower room. There is an additional shower room on this level, finished with the same high-quality fittings as the en suites.

The tower is accessed from stairs on the same floor, with porthole windows on its lower levels. At the summit is a vaulted room with an exposed 'Rhenish helm' roof and panoramic views - ideal as a hideaway for older children.

The Great Outdoors

Gardens of around 2.2 acres surround the house, given over partly to woodland and partly to lawned areas for picnicking or playing. There are quiet corners, pathways and terraces for hosting. Log steps have been cut into the steeper wooded areas for those who want to explore, directly access the South Downs for walking, or reach Lewes Golf Course.

The house has a heated outdoor swimming pool and hot tub. There is a studio/cabin space too, as well as a generous garden store.

Out and About

Lewes is a storied town on the River Ouse and on the periphery of the South Downs. It began as a Saxon village; later, during the Norman Conquest, its castle and priory were built - both of which are well worth visiting.

There are plenty of great places to dine and drink locally. The Lewes Arms has a brilliant atmosphere and a delicious pizza menu, while Dill has a Bib Gourmand and serves innovative fare. Caccia and Tails is a well-stocked deli in the town centre, and Taith is an especially beautiful coffee-and-book shop with an exquisite view. For cinephiles, the Depot shows both blockbuster and arthouse films, and the Southover Gallery stocks a considered range of items, many made by local artisans.

We've written more about what to see and where to shop in our guide to Lewes.

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Charleston is a short drive away; the former home of Vanessa and Duncan Bell, it now presents a compelling year-round arts and culture programme, and has a delightful café in a barn. Similarly, Virginia and Leonard Woolf's countryside retreat, Monk's House, is a short drive away and is now in the hands of the National Trust. Glyndebourne Opera, Farley Farm House and the Rathfinny Wine Estate are also close and are fantastic ways to while away a weekend.

Lewes' position means that seaside towns like Eastbourne, Hastings, Brighton and Hove are all nearby. The South Downs' near-endless choice of walking and cycling trails is even closer.

Lewes station is a short distance away and runs direct trains to Clapham Junction and London Victoria in just over an hour, or to Gatwick airport in 34 minutes.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.