

# INIGO



## *Western Road*

**LEWES, EAST SUSSEX**

**£750,000 FREEHOLD**

This handsome three-bedroom house sits centrally in Lewes' historic town centre. Brimming with character and original period features, it was the subject of a comprehensive restoration by the current owners, who introduced a sympathetic palette of colours, textures and materials. A private south-facing courtyard garden lies at the back.

### *Setting the Scene*

Lewes has a history dating to pre-Saxon times as a significant strategic point thanks to its position on the slopes of the Ouse Valley. A busy river port exporting the Sussex crops of grain and wool, the area's agricultural nature remained relatively unchanged from Saxon times right through to the beginning of the Victorian period.

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A former grocer's, the house was the subject of a sensitive renovation by the current owners, who brought the living spaces up to date while retaining the building's eclectic character and unconventional configuration. The interiors are defined by a joyful approach and a thoughtful combination of saturated hues and outstanding materials. All the sash windows have been fitted with draft excluders.

### *The Grand Tour*

From the very first glance, the house's coral pink frontage – its shade expertly mixed by the local Colour Makes People Happy – and expansive shopfront windows hint at the bold character within. Two large bay windows rest on the first floor, while dormer windows on the roof contribute a sense of lightness throughout.

Entry is through a wide front door at street level, revealing a sweeping open-plan kitchen and living space. Drawing on the Dutch doortrekken tradition, the exterior colour palette continues inside through the door and window frames.

At the front of the plan, the dining and living area is framed by expansive window seats and warmed by a Morsø wood-burning stove. With a direct sightline through the south-facing garden terrace, the space is bathed in warm afternoon light and grounded by dark-toned sawn oak floorboards. A combination of steel and original beams draws the gaze upward, furthering the impression of volume.

A generous kitchen extends along one side, fitted with bright blue units by Inglis Hall - Kitchen Maker, and zinc work surfaces. Appliances include a Quooker tap. At the centre, a large island is topped with a slab of Carrara marble, with a tooled edge and counter seats for casual dining. A wall of canary-yellow cupboards provides an abundance of storage space.

A pantry kitchen extends toward the rear, fitted with blue cabinetry and topped by more Carrara marble and rows of open shelving. There is a large stainless-steel sink with a fitted chopping board sliding over it, and a dishwasher. Also at the back, a set of blue-painted French doors opens to a raised private courtyard terrace, ideal for savouring a morning coffee or unwinding at the end of the day.

Downstairs, a substantial cellar has distinctive clunch walls and space for white goods.

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A steep straight staircase with a timber handrail ascends to the first floor, where two spacious bedrooms lie. Warm and inviting, the largest room spans the entire front of the plan and serves as the drawing room. Gently bathed in natural light that pours in from two large bay windows overlooking the street, it is well appointed with crisp white walls and sisal/seagrass fitted carpets. The second bedroom is at the back, finished in a neutral palette, it has carpet flooring and a fitted wardrobe. A window frames tranquil views of the courtyard and surrounding roofs.

The shared bathroom stretches out to the rear, with a large walk-in shower at the far end, topped by new rooflights that flood the space with light. Venetian marble micro tiles clad the shower and continue to the floor, impeccably matched with emerald green walls and brass fixtures, striking the perfect balance between classic and contemporary. Water-powered underfloor heating runs throughout.

Peaceful and secluded, the principal bedroom occupies the entire top floor and is set beneath atmospheric high vaulted ceilings. A palette of earthy muted tones lends the space a sanctuary-like feel, while exposed brickwork and steel beams overhead introduce raw yet refined details. Three generous dormer windows draw in soft natural light throughout the day and dark-toned oak sawn floorboards extend underfoot. The back corner of the room has a freestanding tub and traditional sanitaryware.

### *The Great Outdoors*

A south-facing walled garden stretches out to the rear, accessible from the kitchen via glazed double doors with bright blue painted frames and an integrated cat flap. Originally made of Bungaroosh drawn from the local vernacular, the back wall was replaced and finished with white lime render, paired with red brick flooring underfoot. The space has plenty of room for a generous seating set-up.

### *Out and About*

Western Road is close to Lewes' high street, which is home to a wide range of excellent restaurants, cafés and pubs. Local favourites include The Lewes Arms, which serves delicious pizza, The Pelham Arms, and Caccia and Tails. Taith is a delightful café with a breathtaking view and an impressive bookshop offering. By way of amenities, Waitrose is just five minutes' walk from the house.



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Lewes has many independent shops, antiquarian bookshops, and several antique markets. A new cinema and art complex, The Depot, shows various mainstream and arthouse movies. There is also Lewes Castle, a wonderful local landmark with stunning panoramic views across Sussex, and Pells Lido, a spring-fed outdoor pool.

Brighton is a 26-minute drive from the house, with an increasingly vibrant culinary scene. Plateau and Mange Tout are renowned for their natural wines; The Coal Shed is famous for its steak; Burnt Orange, their sister restaurant, specialises in wood-fired cuisine.

There are excellent schools in the area. The independent, all-through Lewes Old Grammar School is just a short walk from the house. Southover CofE Primary School and Western Road Community Primary School are also nearby. For secondary education, Priory School, King's Academy Ringmer, and Plumpton College are well-regarded by locals.

Lewes train station is a four-minute drive from the house, servicing London Victoria in 71 minutes, the University of Brighton in seven minutes, and Hastings in around an hour. Gatwick Airport can be reached in approximately 40 minutes by car.

Council Tax Band: D

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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.