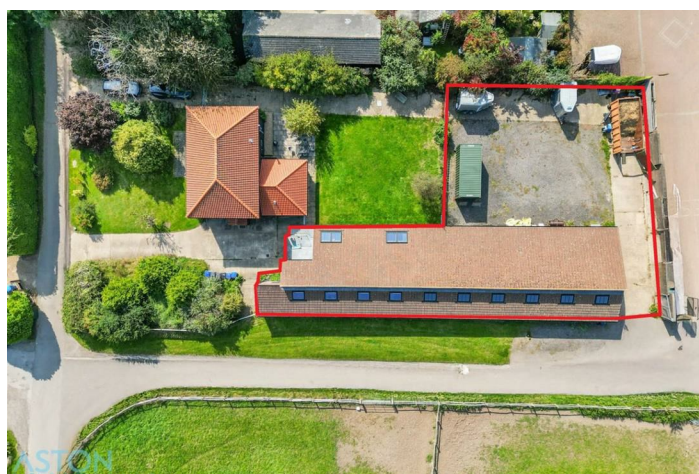


FREEHOLD



House - Detached (EPC Rating:)

STUDIO & STABLES THE OLD RACECOURSE, LEWES, BN7 1UR

£850,000

**ASTON
VAUGHAN**
Sales and Lettings



3 Bedroom House - Detached located in Lewes

* INVESTMENT OPPORTUNITY *

3 Bed Studio & Stables - Development Potential:

The Studio and stables are set within the tranquil and elevated grounds of the former Lewes Racecourse, an iconic location with roots dating back to the 1700s. The final race was held in 1964, but the area remains steeped in history and character. Today, this elevated setting offers sweeping countryside views and a wonderfully peaceful environment while remaining within easy reach of all the conveniences of town life.

The location is ideal for outdoor enthusiasts, with direct access to a network of scenic footpaths, bridleways, and cycle routes leading into the heart of the South Downs National Park. Whether you're an avid walker, cyclist, or nature lover, the surrounding landscape offers endless opportunities to explore.

Despite its semi-rural charm, the area enjoys excellent transport connections. Road links are efficient for travel into and out of Lewes, and local bus routes are readily accessible. Lewes mainline railway station offers direct train services to London Victoria (in just over an hour) and Brighton (in under 20 minutes), making this location ideal for commuters seeking both tranquillity and convenience.

The Studio:

The Studio offers an exceptional and architecturally striking alternative living space, perfectly suited to a variety of lifestyle needs including extended family use, rental income, or a creative live-work environment. There is currently a planning condition prohibiting use as a primary residence.

The Studio's elevated entrance opens into a stunning open-plan layout, characterised by vaulted ceilings, bespoke lighting features, and high-set windows that enhance the sense of volume and bring in soft, ambient light. This loft-style residence has been cleverly designed to provide flexible yet functional living, dining, and working zones within a seamless and contemporary layout.

The kitchen and dining area, finished in rich timber tones, occupies one side of the space and offers both style and practicality. It flows into a central living zone with room for comfortable seating and a desk or creative area at the far end. Each of the three double bedrooms enjoys dramatic ceiling height and is accessed via sliding doors from the central hallway, providing a stylish and spacious feel throughout.

The bathroom is a real feature of the property, offering a spa-like experience with separate zones for dressing, bathing, and WC. It can be accessed either from the hallway or directly from one of the bedrooms.

In addition, our client also owns several parcels of the surrounding land and the racecourse land itself which may be available for purchase through separate negotiation. These additions offer exciting potential for

equestrian use, development, or future investment opportunities. Further information is available on request.

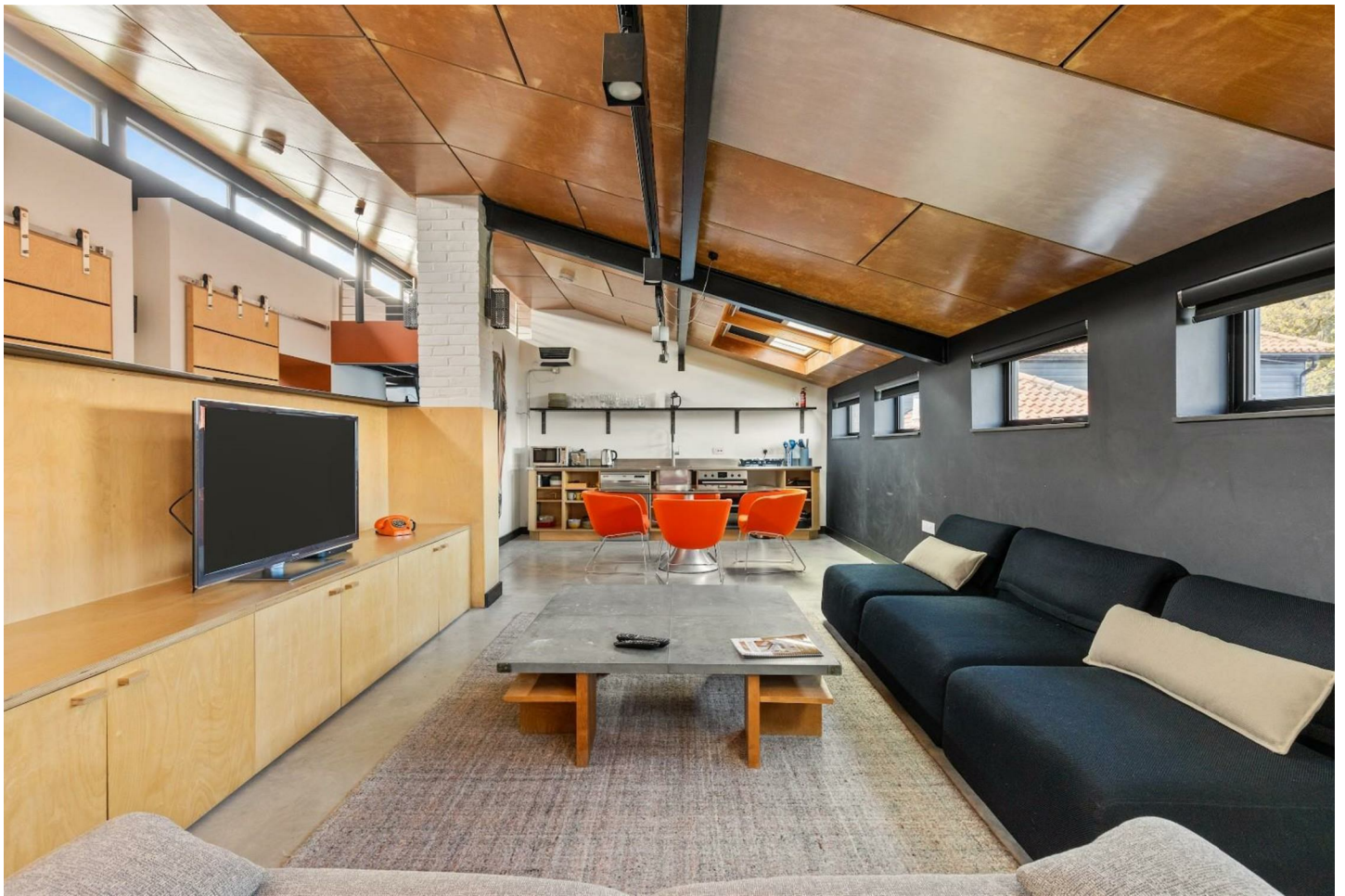
About Lewes:

Lewes is the historic and cultural county town of East Sussex, nestled in the heart of the South Downs National Park. This vibrant and welcoming town is renowned for its unique blend of heritage architecture, artistic community, and progressive spirit. The high street is rich in character, featuring a mix of medieval and Georgian buildings, and is home to a broad range of independent shops, boutiques, and cafes alongside well-known national retailers such as Waitrose and Tesco.

Cultural offerings are abundant, with Depot Cinema—a contemporary three-screen venue—screening the latest films, classics, and documentaries, along with hosting community events. The town also boasts a selection of traditional pubs, historic inns, artisan coffee shops, and quality restaurants, catering to every taste. The monthly Lewes Farmers Market, held on the first weekend of each month, draws residents and visitors alike for local produce and handmade goods.

Just a few miles away, the internationally celebrated Glyndebourne Opera House offers world-class performances in a stunning countryside setting. For sports and recreation, Lewes offers first-class facilities including a swimming pool, athletics track, tennis courts, and local clubs for football, rugby, cricket, and hockey.

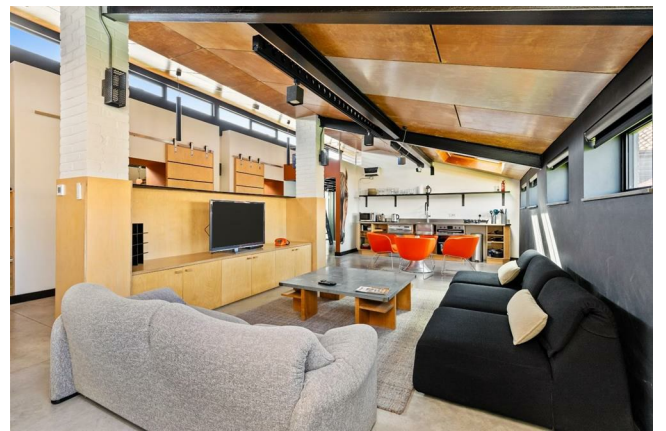
Families are well served by a wide selection of highly



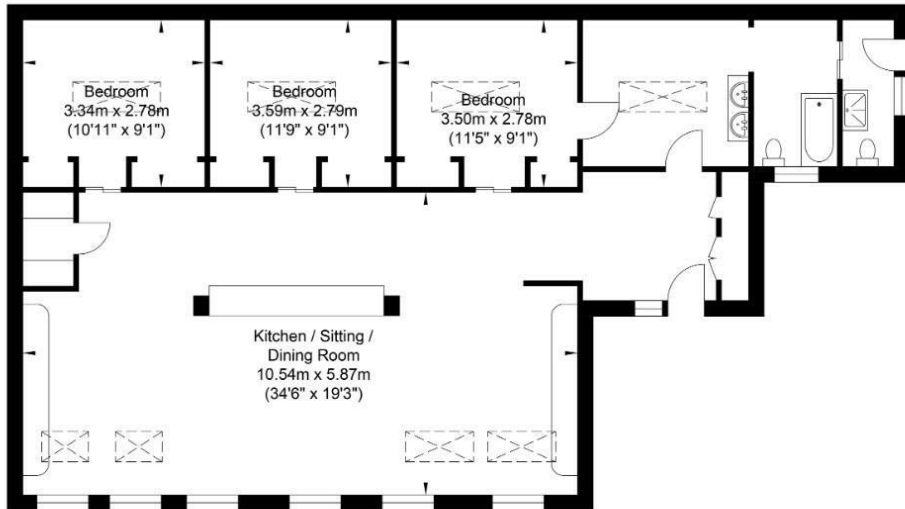
regarded schools. These include several popular infant and primary schools, Priory School (a well-respected secondary), Sussex Downs College, and the esteemed independent Lewes Old Grammar School—all within easy walking or cycling distance from The Oaks and The Studio.

This is a rare opportunity to acquire a unique property in a highly desirable setting—ideal for multi-generational living, creative ventures, or simply enjoying the beauty of the South Downs. Viewings are highly recommended.

The stables present a versatile prospect for further development. These could potentially be converted into two additional 'studio' spaces or expanded to enlarge the existing Studio, subject to planning permission. This flexibility makes the property particularly appealing for extended family use, creative live-work arrangements, or as an investment with rental potential.



The Old Racecourse, Lewes



Approximate Floor Area
1287.04 sq ft
(119.57 sq m)



Approximate Gross Internal Area = 119.57 sq m / 1287.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.