



Houndean Rise, Lewes

**Lewes  
Estates**



A 1920's detached family home situated in this highly exclusive circle of residential executive properties to the western outskirts of town. Being set on the inner ring of Houndean Rise, it enjoys excellent views of the South Downs, which surround it and provide superb walks all around. There are bus stops on the Brighton Road nearby connecting easily to both Lewes and Brighton via the two Universities. It is about a 20 minute walk into Lewes town centre with its 2 superstores, individual shops, pubs & restaurants and railway station (London Victoria 65 minutes). Houndean Rise is also well located for Gatwick airport, Newhaven Cross-Channel port and Glyndebourne Opera House.

- Detached 1920's family home with gardens, driveway and garage
- Inner ring of the popular Houndean Rise area
- Gardens to front and rear - two garages
- Spacious accommodation over two floors
- In need of modernisation
- Two large reception rooms plus kitchen and conservatory
- Four double bedrooms and an additional small study
- Potential to convert large loft area
- Spacious hallway and landing
- Available chain free



Covered Porch

Front Door

Entrance Hall  
12'4 x 11

Ground Floor WC

Sitting Room  
16 x 13

Dining Room  
14 x 13

Conservatory  
10'6 x 9'6

Kitchen  
12'4 x 9'11

Utility Room

Integral Garage  
15'10 x 8'5

First Floor Galleried landing  
14 x 14

Bedroom 1  
13'3 x 12'8

Bedroom 2  
13'5 x 10

Bedroom 3  
10'4 x 7'10

Bedroom 4  
9'4 x 7'1

Study  
10 x 6'5 (reduced head height)

Bathroom

WC

Front Garden

Driveway

Further detached garage  
16'5 x 8'2

Rear Gardens





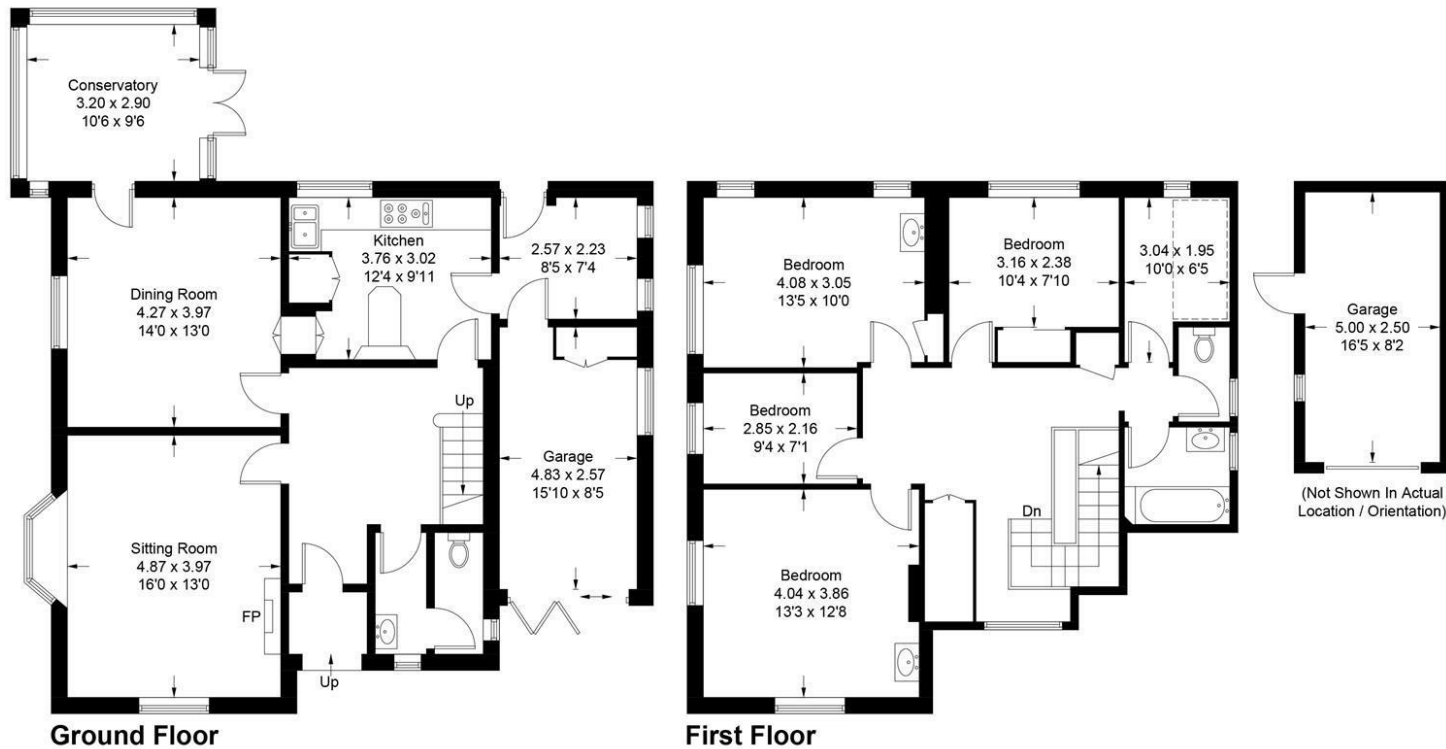
This spacious detached home of over 2000 sq. ft is, situated in the desirable Houndean Rise area of Lewes, offers a fantastic opportunity to create your dream home. With private gardens, rear terrace, as well as a front garden with driveway and a second detached garage, this property provides ample outdoor space for relaxation and entertaining.

While the house could benefit from some modernization, it offers a solid foundation and a wealth of potential. The generous living space includes a large entrance hall, a welcoming sitting room with a feature fireplace, a separate dining room, and a kitchen with utility room. Upstairs, you'll find a very spacious landing with plenty of storage and multiple bedrooms, providing comfortable accommodation for families or those who frequently host guests.

The property's prime location in Lewes offers easy access to the town's historic centre, with its charming shops, restaurants, and cultural attractions. You'll also be within walking distance of local amenities, including schools, parks, and transportation links.

This property is available chain-free, making it an ideal choice for buyers looking for a quick and hassle-free purchase. Don't miss this opportunity to create your dream home in one of Lewes' most sought-after neighbourhoods. Agents Note - We feel the house would easily take a loft conversion if required STPP





Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft  
 (Including Internal Garage)  
 External Garage = 12.5 sq m / 134 sq ft  
 Total = 187.5 sq m / 2018 sq ft

Illustration for identification purposes only, measurements are approximate,  
 not to scale. Fourlabs.co © (ID1133373)



t: 01273 477377  
 e: sales@lewesestates.co.uk

Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.





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52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)