



OAKFIELD



Houndean Rise, Lewes  
Price Guide £1,100,000





# SUMMARY

A substantial semi-detached family house occupying a prime residential location that affords panoramic views over Lewes and beyond to the Ouse valley and the Downs. The property is conveniently placed not only for Lewes town centre but also the downland countryside which flanks the northern boundary of the garden plot. In order to fully appreciate the location and abundant charm of this property, an early viewing appointment through Oakfield as sole selling agents is highly recommended.

The light and spacious accommodation has been considerably modernised and extended by the present owners, creating a much loved family home with a lifestyle to behold and embrace.

The accommodation comprises Reception Hall; Family Room/Snug with wood floor, French windows onto south-easterly facing decked terrace; Cloakroom with low level WC, pedestal hand wash basin; double aspect Sitting Room with feature open fireplace; open plan double aspect Kitchen/Dining Room with good range of wall and base units, including a peninsular defining the two areas, finished with a solid wood work surface, integrated fridge, integrated dishwasher, space for freestanding Range, feature open fireplace with fitted wood burner to the Dining area; Utility Room with wall mounted Glo-Worm boiler, space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer, access to rear garden.

Staircase from Reception Hall to Landing with access to loft space; double aspect Principal Bedroom; Bedroom 2 with fitted wardrobes, integrated cupboard and shelving; Bedroom 3 with painted floor boards, fitted wardrobe; Bedroom 4/Study with painted floorboards; Family Bathroom with walk-in shower, panel bath with shower over, low level WC, wall mounted hand wash basin, heated towel rail.

All main services. Gas central heating serving panel radiators throughout. Double glazing throughout.

Outside:  
The garden plot is a true delight. To the front there is a tarmac driveway which provides off-road parking for two vehicles with lawned area to the side, all enclosed by mature planting with a path leading to the Front Door and a side access gate giving access to the elevated sun terrace and rear garden.

The rear garden is ideal for family purposes with a level, broad expanse of lawn, that is ideal for a growing family and many recreational purposes.

Beyond this, hidden by mature bushes is a further area of garden with an established horticultural garden that is well drained with considerable space for a garden pavilion in order to take advantage of the breath taking views and aspect. This part of the garden backs onto the South Downs National Park and countryside that is designated as being of outstanding natural beauty.





#### Location:

Houndean Rise is located off the Brighton Road to the west of the town centre. The County town of Lewes has long been known for its spirit of independence and the inhabitants are proud of its significant history stretching back to Saxon times. Lewes is a great place to shop with so many independent, antique and quirky shops. It is also the perfect place to stop for a bite to eat or a drink in one of the eclectic number of pubs.

There is a mainline railway station (London/Victoria just over the hour) found at the bottom of Station Street, which in turn leads off the High Street. There are three supermarkets, the acclaimed independent Depot cinema, leisure centre, tertiary college, along with well attended primary and senior schools. The famous Glyndebourne Opera House is situated on the edge of Ringmer just 3 miles distant.

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**Sitting Room**

16'0" x 12'1"

**Kitchen/Dining Room**

24'11" x 12'4"

**Family Room/Snug**

14'5" x 11'3"

**Principal Bedroom**

16'7" x 14'6"

**Bedroom 2**

14'10" x 11'10"

**Bedroom 3**

13'4" x 12'4"

**Bedroom 4**

10'10" x 7'6"

**Lewes District Council Tax Band: E**



























# INFORMATION

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## Tenure

Freehold

## Local Authority

Lewes District Council

## Council Tax Band

E

## Opening Hours

|                  |                 |
|------------------|-----------------|
| Monday to Friday | 9.00am - 5.30pm |
| Saturday         | 9.00am - 3.00pm |

## Viewings

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map





# Floorplan

## Houndean Rise, Lewes, BN7 1EQ

Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft

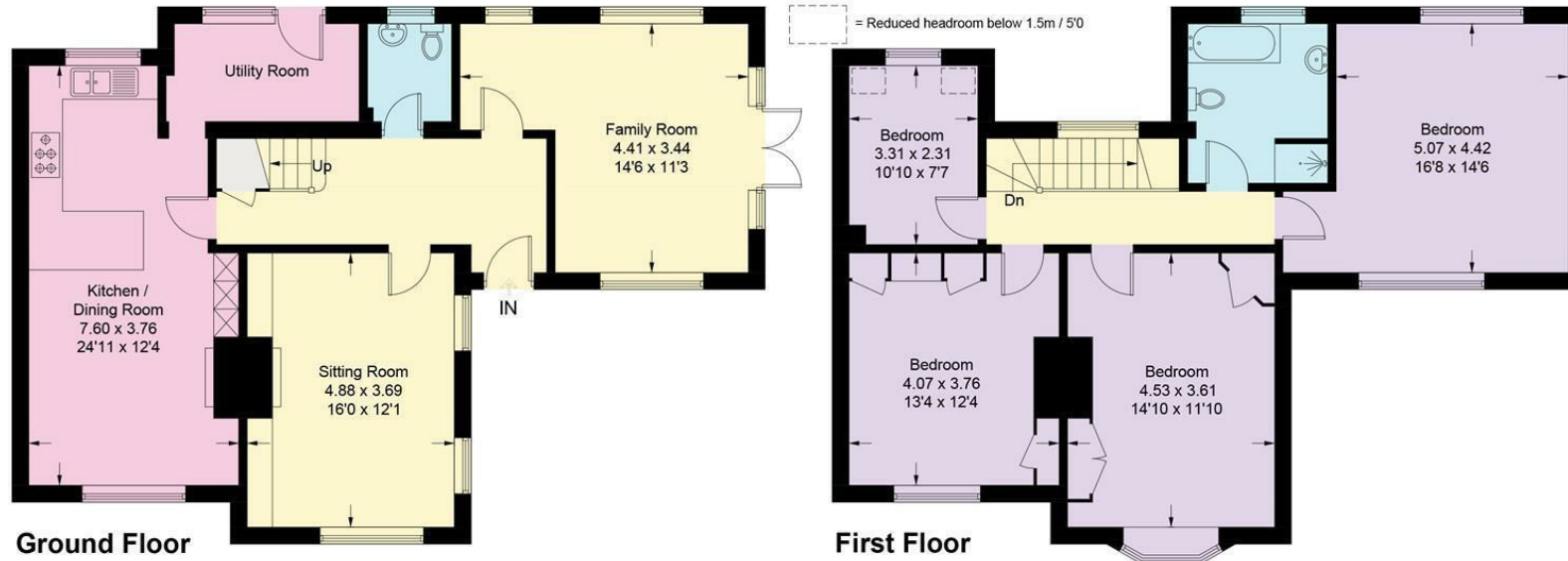
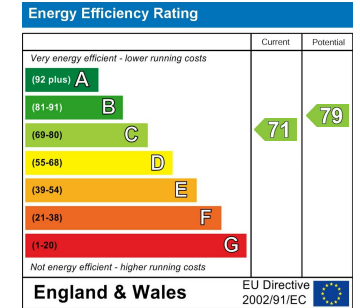


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

# Energy Efficiency Graph



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