



£950,000 offers in excess of
10 Houndean Rise, Lewes, East Sussex, BN7 1EG

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Overview...

A great opportunity to purchase this Detached Arts and Crafts home offer potential to modernise and potentially extend subject to the necessary permissions and consents.

The 4 Bedroom property boasts character features such as panelled doors and picture rails and benefits from gorgeous far reaching views of the South Downs and Ashcombe Windmill.

The property benefits from 2 Garages, ample off street parking and the garden is of a desirable Westerly Aspect and feels particularly private.

Inside we find a light and bright Sitting Room with dual aspect views and fireplace with stone mantel and surround. The Dining Room is of a generous size and leads into the Conservatory. The Kitchen Breakfast Room enjoys views of the rear garden and there is a useful Utility Room and a Ground Floor Cloakroom.

Upstairs there are 4 well proportioned Bedrooms, a further eaves rooms which provides an Office space, a Family Bathroom and a separate Cloakroom.



The property...

ENTRANCE HALL- A generously sized hall with painted panelled doors to principal rooms. Picture rail and exposed beam. Stairs with painted handrail and balustrade lead to first floor.

SITTING ROOM- A light and bright reception room featuring a fireplace with stone mantel and surround. The dual aspect Sitting Room features a bay window and enjoys views over the garden. Wall mounted lights.

DINING ROOM- Measuring a generous 14ft the Dining Room features a fireplace with timber mantel and surround, and a picture rail. Door opens to the Conservatory and there is a window with side aspect.

CONSERVATORY- With windows to all four sides, the conservatory enjoys views over the garden and double doors open to the paved patio. The conservatory has a vaulted ceiling with ceiling fan.

KITCHEN BREAKFAST ROOM- Fitted kitchen comprising of an excellent choice of cupboards and drawers and complimented by black granite look worksurfaces. The kitchen cleverly incorporates a breakfast table into the design and enjoys views across the rear garden.

UTILITY ROOM- A useful addition to any home, the utility room provides additional kitchen storage and offers space for a washing machine. Windows to the side, door to garden and door to Integral Garage.

CLOAKS CUPBOARD- Window to the front, space for coats, window to the front, door to;

CLOAKROOM- Suite comprising of wc with window to the side and quarry tiled floor.



The property...

FIRST FLOOR LANDING- A more than generously sized landing with white painted handrail and balustrade over stairs. Painted panelled doors to principal rooms. Linen cupboard. Window the front with far reaching views. Picture rail and further store cupboard.

BEDROOM 1- A generously sized double bedroom featuring dual aspect views to the front and side with far reaching views of the South Downs and onto Ashcombe Windmill.

BEDROOM 2- Another generously sized double bedroom enjoying dual aspect light and views through three windows. Fitted cupboard.

BEDROOM 3- A further double bedroom with elevated views over the rear garden. Fitted wardrobes with sliding doors.

BEDROOM 4- Currently presented as an office and enjoying elevated views to the side. Picture rail.

OFFICE- A useful eaves room with window to the rear enjoying views over the garden. painted panelled ceiling.

BATHROOM- White suite comprising of bath with shower over and glass screen, wash hand basin set into a vanity unit. Tiled surrounds and window to the side.

CLOAKROOM- Suite comprising of wc with window to the side.

PLANNING PERMISSION- Whilst there is no planning permission in place, the property does appear to offer potential to develop or extend, perhaps by converting the Integral Garage or potentially a loft conversion. This would be subject to the necessary permissions and consents but as others have achieved in the area.





Outside...

FRONT GARDEN- Surprisingly private the garden is mostly laid to lawn with a paved terrace adjacent to the Sitting Room. Enclosed by a hedged boarder.

REAR GARDEN- A generously sized garden of a desirable Westerly Aspect. The garden is relatively level and feels noticeably private. There is a paved patio adjacent to the property otherwise the garden is mostly laid to lawn with mature plants and shrubs.

INTEGRAL GARAGE- Sliding garage door, window to the side, power points and light. Cupboard housing boiler.

DETACHED GARAGE- Electric garage door, window and pedestrian door to the side, inspection pit.

DRIVEWAY- Providing off street parking for several vehicles.



Title- Freehold

Gas Central Heating

EPC Rating- D

Council Tax Band- G

Location...

Houn-dean Rise is a desirable and sought after road on the western peripheries of Lewes. The road primarily features bespoke built 1920's and 1930's detached homes and the area offers direct pedestrian access to the South Downs National Park. The road offers a friendly strong community of people of all ages and boasts an active community orchard and also an annual residents street party.

Lewes High Street is just a mile away or a 22 minute walk away (Source Google Maps) and the nearby bus stops offer a regular bus service providing routes to Lewes High Street and Brighton.

Lewes Mainline Railway Station offers regular direct services to London, Gatwick and Brighton and the A27 and motorways to Gatwick and wider afield are within easy reach of the area.

Lewes is a historic market town boasting an array of shops, restaurants, public houses and public green spaces and popular schools catering for all ages.

Lewes also boasts a great number of sports clubs including tennis, football, rugby, cricket, stoolball, athletics, boating and cycling to name a few.



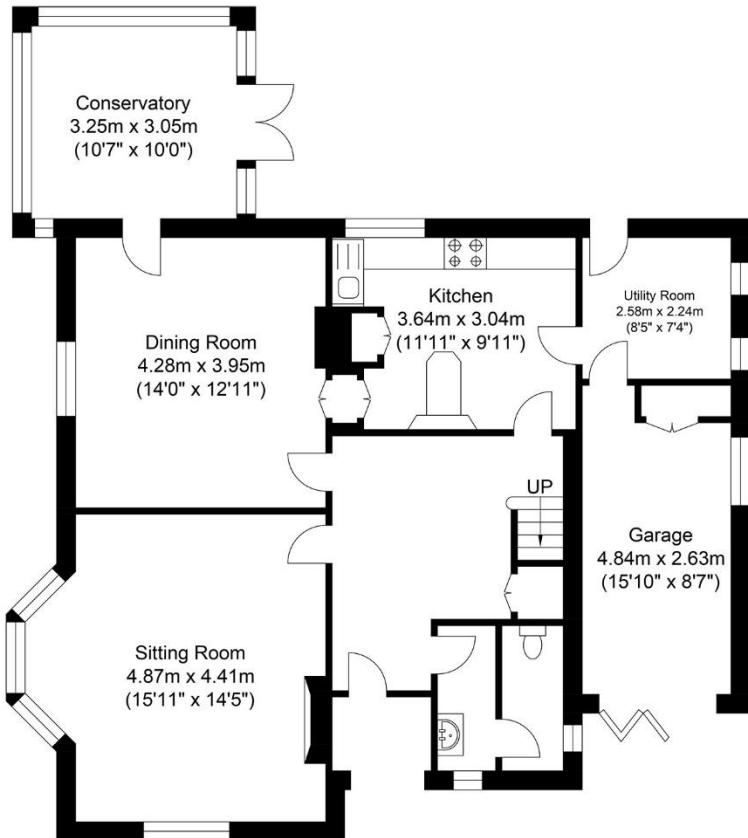


Enquiries...

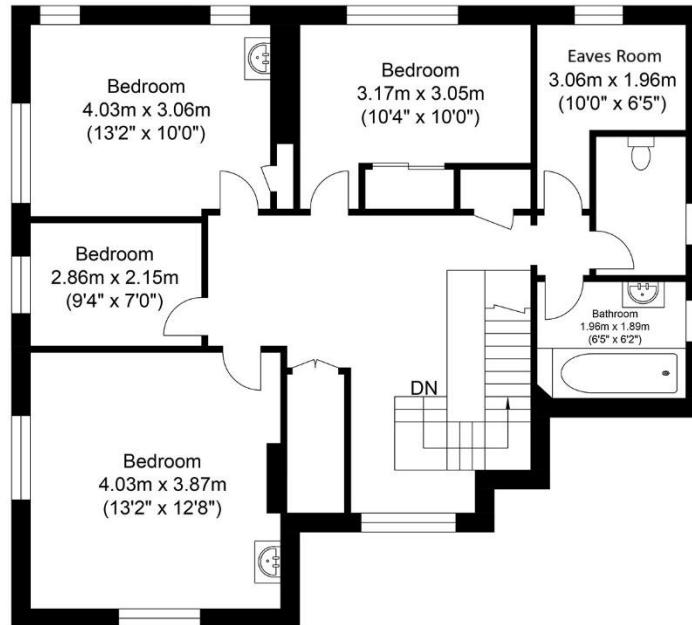
For an appointment to view or any further enquiries, please contact our Lewes office on-

01273 407929 or

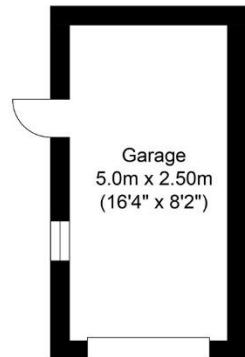
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Ground Floor
Approximate Floor Area
1074.23 sq ft
(99.80 sq m)



First Floor
Approximate Floor Area
873.92 sq ft
(81.19 sq m)



Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Approximate Gross Internal Area (Including Garage) = 193.49 sq m / 2082.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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