



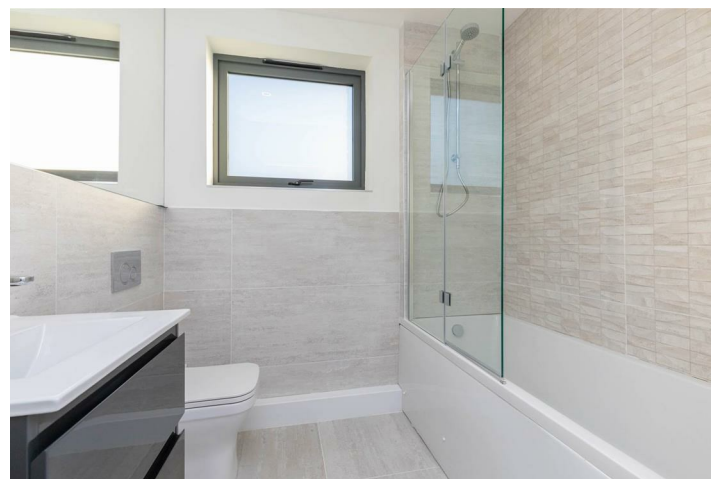
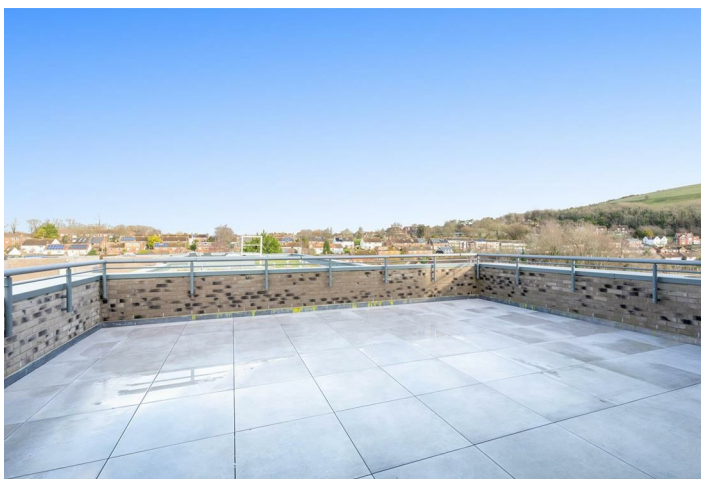
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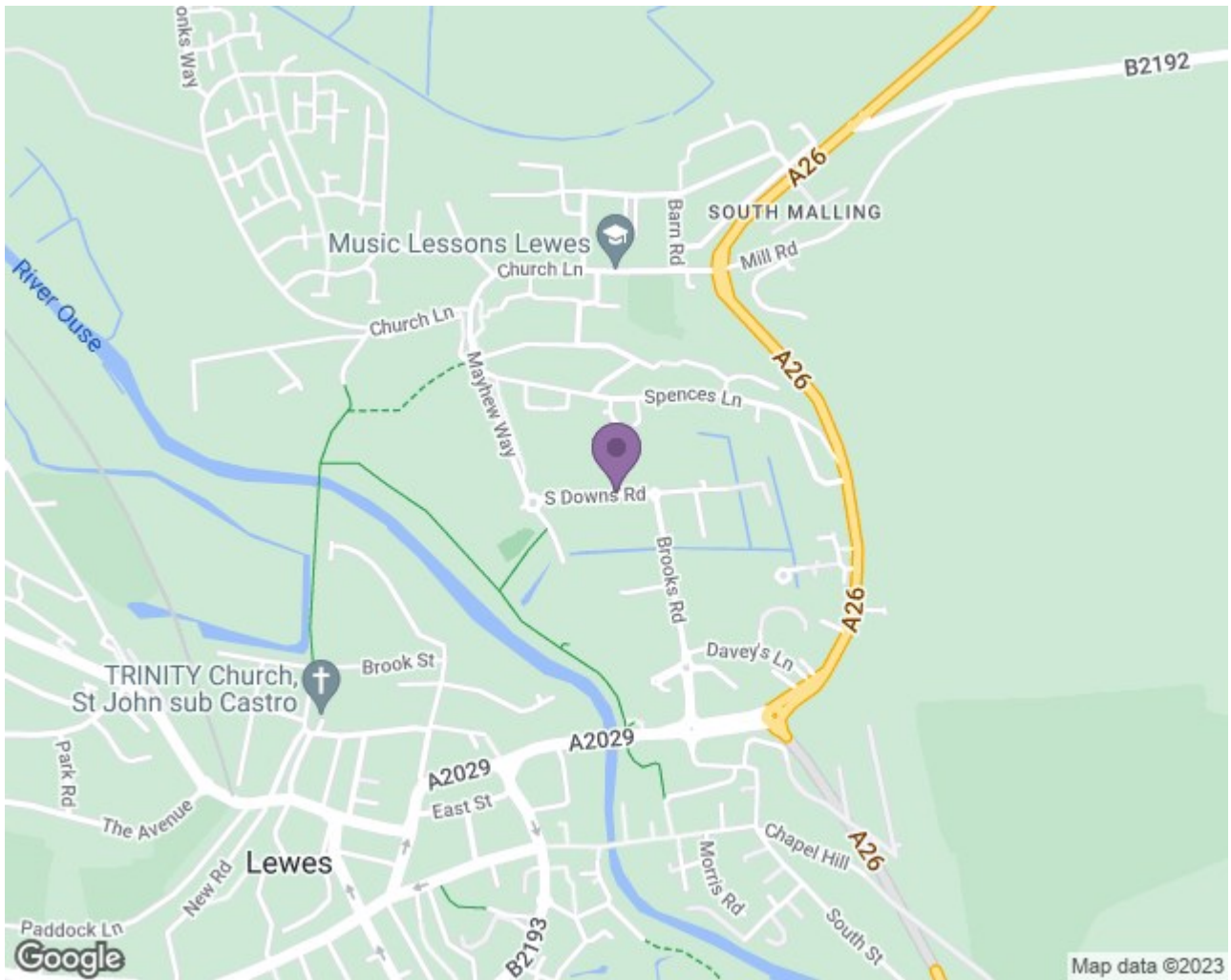
12 Southdowns Road, Lewes, East Sussex, BN7 2XZ



£675,000

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Location Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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Residential Sales,
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Lewes Town & Country Office
Residential Sales,
Lettings and New Homes

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The London Office
Residential Sales

T 020 839 0888
E enquiries@tlo.co.uk

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- Penthouse apartment
- Stunning Views
- 2 Parking spaces
- New homes warranty

- Large roof terrace
- Contemporary kitchen
- Luxury bathrooms
- EPC - TBC



The Location

The County Town of Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Southdowns Park puts you in the perfect starting place for either a stroll into town for a cappuccino and a read of the papers, or an invigorating walk along the banks of the River Ouse.

Dining out in Lewes is a pleasure, with a wide range of cafes, restaurants and gastro pubs on hand, many of which support the resident Harveys Brewery. You can also visit the farmers market on the first Saturday of every month to pick up some delicious local fare. You can even get a drink at our local independent cinema, The Depot.

Lewes is steeped in tradition and hosts a world famous Bonfire Night celebration, which is the largest and most celebrated in the UK. It is also a tourists dream with its Norman castle dominating the skyline, the famous Lewes Priory where the first Parliament was established following the Battle of Lewes and Anne of Cleves House, which was part of Queen Annes divorce settlement from King Henry VIII.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. To cool off in the summer you can take a dip in the Pells Swimming Pool, which is located within 700 metres of Southdowns Park, the oldest documented freshwater outdoor swimming pool in the UK.

From Southdowns Park you will enjoy stunning views and access to the South Downs National Park, a historic landscape that covers 1,600km² of breath-taking views and hidden gems.

Southdowns Park also offers immediate access to the Malling Recreation Park, which is the starting place for numerous attractive river walks and activities.

Easy commute

Southdowns Park is perfectly placed for the commuter with Lewes Station less than a mile away. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the m23 and other major A roads in the South East.

Train Times

Lewes to Brighton 16 minutes
 Lewes to London Victoria 65 minutes
 Lewes to Gatwick 31 minutes
 Lewes to Haywards Heath 16 minutes
 Lewes to Seaford 17 minutes
 Lewes to Eastbourne 20 minutes

The Property

The Penthouse at Southdowns Park offers one of the most incredible living spaces and roof terraces available! Dual aspect living space with a contemporary kitchen, 3 bedrooms, 2 bathrooms and 2 allocated parking spaces. **AVAILABLE TO VIEW NOW!**

Southdowns Park is an exciting development of 1 & 2 bedrooms apartments, 3 & 4 bedroom executive town houses and indulgent penthouse apartments. Finished to the highest standard throughout these new homes will have a selection of gardens, terraces, balconies, parking and some of the most incredible views available in town. Southdowns Park is perfectly situated less than 500 meters from historic Cliffe High Street and under a mile from Lewes Train station. Over 50% reserved off plan, book your viewing now!

T: 01273 487444

EAST TERRACE - THIRD FLOOR

HAMSEY HOUSE - PENTHOUSES

PLOT 100 (FLAT 12 HH)	M	FT
Living / Dining	7.9 x 6.7	25'11 x 21'11
Bedroom 1	6.7 x 3.0	21'11 x 9'10
Bedroom 2	5.2 x 2.5	17'1 x 8'2
Bedroom 3	4.5 x 2.7	14'9 x 8'10
TOTAL	103.2SQM	1,111SFT

PLOT 101 (FLAT 11 HH)	M	FT
Living / Dining	7.5 x 5.5	24'7 x 18'1
Bedroom 1	4.6 x 4.1	15'1 x 13'5
Bedroom 2	4.7 x 2.8	15'5 x 9'2
TOTAL	86.3SQM	929SFT

