

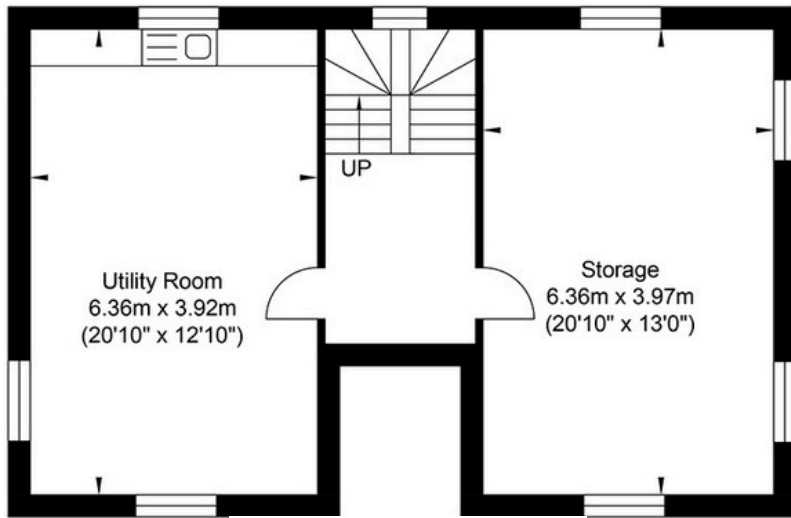
Florence House

ESTD  2024

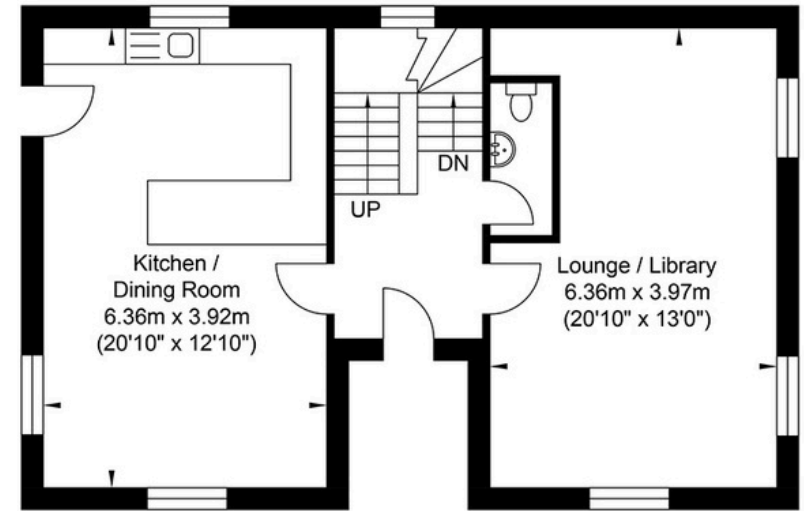
Florence House is a substantial new home which offers a sympathetic blend of period charm and contemporary design. Arranged over four floors and spanning circa 1,900 sq. ft. this impressive new home enjoys two reception rooms, four bedrooms, three bath/shower rooms as well as lower floor space ideal for home office, gym or cinema room. The property is perfectly positioned in a tucked away location just off the historic Cliffe High Street at the foot of The South Downs with a selection of independent shops, restaurants and cafés all on your doorstep and less than a mile from Lewes train station. The property will further benefit from patio garden, secure gated parking and a 10 year new homes warranty.



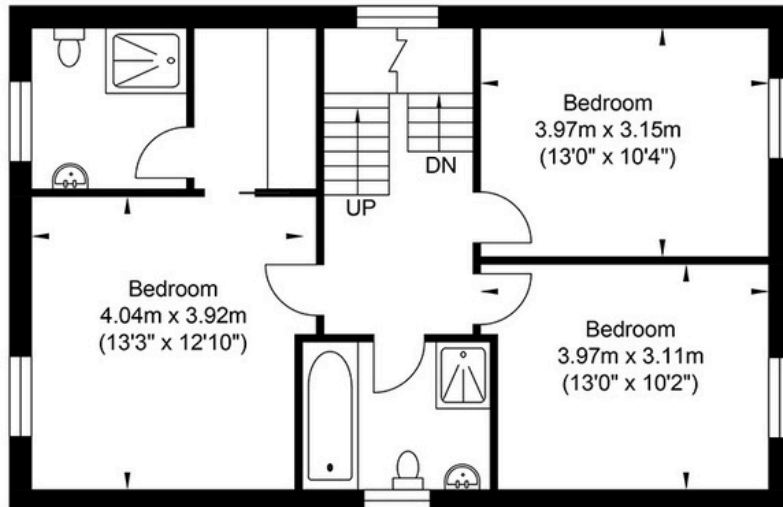
Please Note: The image used is a CGI image designed to give an indication of how the property is going to look. Details are subject to change, CGI images do not form part of a contract, prospective purchasers should satisfy themselves on finishing details and specification.



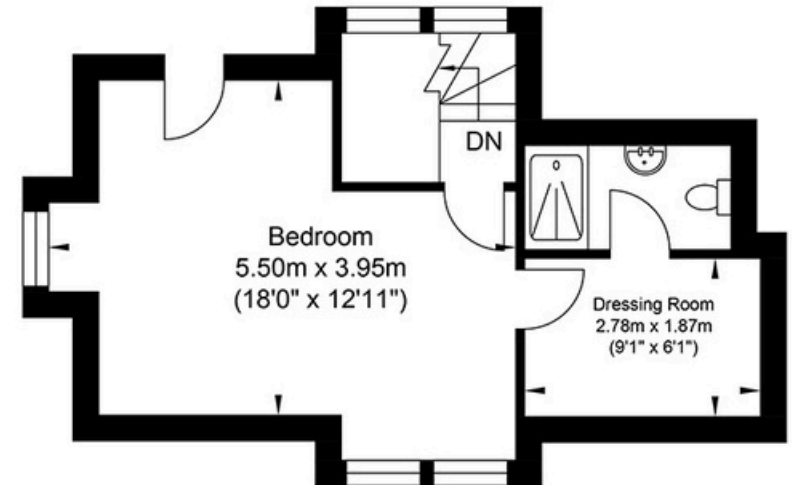
Basement
Approximate Floor Area
644.97 sq ft
(59.92 sq m)



Ground Floor
Approximate Floor Area
644.97 sq ft
(59.92 sq m)



First Floor
Approximate Floor Area
695.02 sq ft
(64.57 sq m)



Second Floor
Approximate Floor Area
333.78 sq ft
(31.01 sq m)



Approximate Gross Internal Area = 215.42 sq m / 2318.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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