



£1,000,000 OIEO

6 Houndean Rise, Lewes, East Sussex, BN7 1EG

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## Overview...

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A wonderful example of a 4 Bedroom, 2 Bathroom, Family Home of the arts and crafts period.

The Detached residence boasts an extensive rear garden and occupies an elevated and private position in the favoured 'inner section' of Houndean Rise.

Whilst already providing 4 Bedrooms, 2 Bathrooms and 2 Reception Rooms, the property does offer the opportunity to extend if desired (subject to the usual permissions and consents)

Benefitting from easy access to scenic walks over the South Downs National Park yet situated just a 19 minute walk to the High Street (source Google Maps)

The accommodation of the well presented property comprises of a generously sized triple aspect Sitting Room, a Dining Room with exposed floorboards, a Kitchen with views over the pretty garden and a Ground Floor Cloakroom.

Upstairs there is a Modern Shower Room, and 4 Bedrooms, each with wardrobes and the principle with EnSuite Bathroom.



## The property...

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**ENTRANCE PORCH-** Front door, internal door with windows either side opening to;

**ENTRANCE HALL-** A generous hall with solid wood floor and white painted doors to principal rooms.

**SITTING ROOM-** Measuring a generous 21ft and boasting triple aspect views over the gardens. The reception is well presented with a feature fireplace and door to garden.

**DINING ROOM-** Enjoying views over the private front garden and featuring exposed floorboards.

**KITCHEN-** Finished in a cream colour and comprising of a arrange of cupboards and drawers and providing space for kitchen appliances. The kitchen enjoys views over the pretty rear garden and has an opening to the adjoining Dining Room. Door to Garden and door to Integral Garage.

**GROUND FLOOR CLOAKROOM-** Modern suite comprising of a wc and wash hand basin. Window to the rear.

**UTILITY ROOM-** Accessed via the patio but adjacent to the property, the Utility Room provides a welcomed additional space for kitchen appliances and space for laundry.

**FIRST FLOOR LANDING-** Picture window with views over the rear garden. Wooden handrail and balustrade over stairs. Painted panelled doors to principal rooms.



## *The property...*

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**BEDROOM 1-** A comfortable double bedroom with fitted wardrobes and elevated views to the front. Bi-Fold doors open to reveal;

**EnSUITE-** The ensuite bathroom has a suite comprising of a bath with hand held shower attachment and tiled surrounds and a wash hand basin. there is space for a dressing table and chair and views to the front.

**BEDROOM 2-** A generous double bedroom with dual aspect windows with far reaching views. Fitted wardrobes to chimney recesses.

**BEDROOM 3-** A comfortable bedroom with dual aspect views to the front and side with views which extend to the South Downs. Fitted wardrobes.

**BEDROOM 4-** A comfortable bedroom with elevated dual aspect views over the rear garden. Fitted wardrobe.

**SHOWER ROOM-** Modern fitted shower room with suite comprising of a generously sized shower with fixed curved glass screen. Wc and wash hand basin set into a vanity unit. Heated towel rail and a pair of windows to the rear. Tiled walls with patterned border.





## Outside...

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**INTEGRAL GARAGE-** Offering potential to develop into further accommodation subject to the necessary consents and permissions. Power point and light.

**CAR PORT-** Providing covered parking to the side of the garage.

**DRIVEWAY-** Brick laid behind double gates, providing ample off street parking. Pathway leading to rear garden.

**REAR GARDEN-** An extensive and well maintained rear garden which is mostly laid to lawn. Mature plants and shrubs, bushes and trees add interest and height to all sides, culminating in a truly private yet sunny garden. There is a generous paved terrace ideal for alfresco dining and entertaining. The garden benefits from gated access to the side.

Title- Freehold

Gas Central Heating - Double Glazing

EPC Rating - TBC

Council tax Band - G





## *Location...*

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**Houndean 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 19 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.





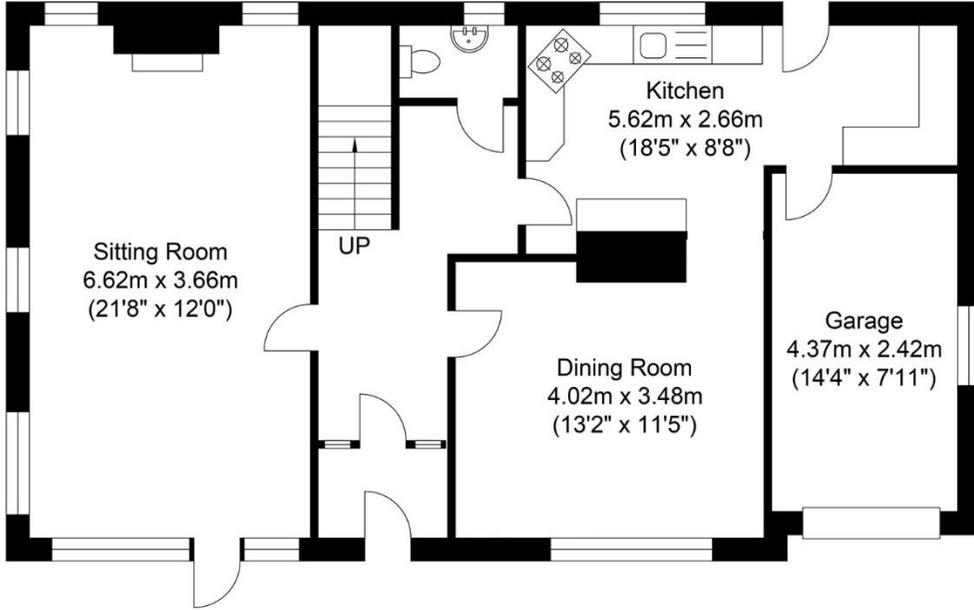
## *Enquiries...*

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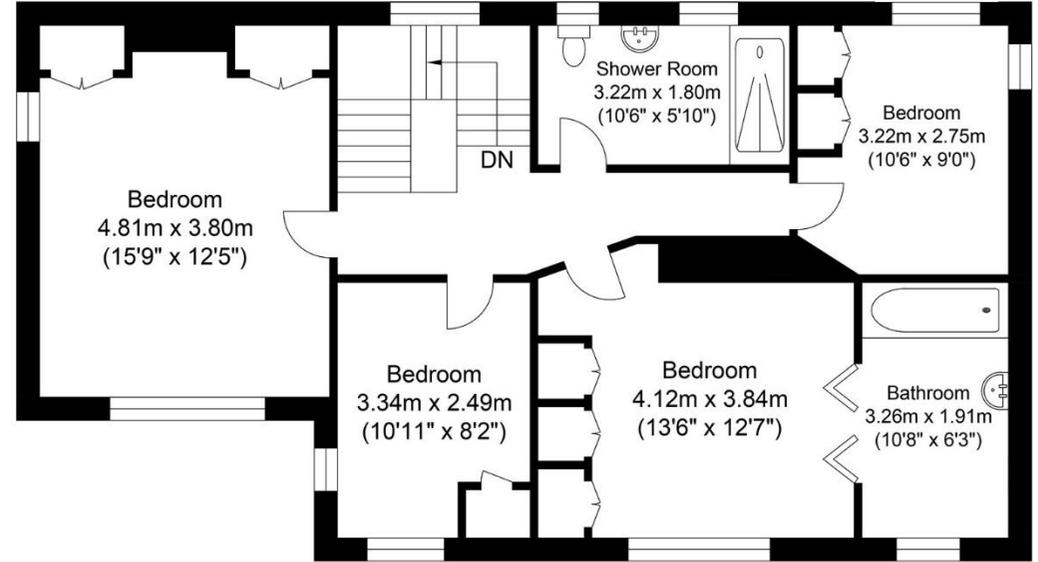
**For an appointment to view or any further enquiries, please contact our Lewes office on-**

**01273 407929 or**

**[lewes@mansellmctaggart.co.uk](mailto:lewes@mansellmctaggart.co.uk)**



Ground Floor  
 Approximate Floor Area  
 852.17 sq ft  
 (79.17 sq m)



First Floor  
 Approximate Floor Area  
 823.43 sq ft  
 (76.50 sq m)

Approximate Gross Internal Area (Including Garage) = 155.67 sq m / 1675.61 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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