



Houndean Rise, Lewes

**Lewes
Estates**

We are delighted to offer for sale a five bedroom, four reception room detached family home sitting on an especially wide plot on the desirable top side of Houndean Rise. Offering direct access onto the South Downs and internal accommodation of 2754-sqft.

Houndean Rise is a much sought after residential circle that borders the South Downs and sits on the western outskirts of Lewes. With close proximity to the Brighton Road there is easy access to the A27 to Eastbourne and Brighton, the universities, and connections to the M23, Gatwick and London. There is a nearby bus stop on the Brighton road, and Lewes' mainline railway station which offers direct trains to Brighton (in 20 minutes) and London Victoria (in 1 hour) is just over 20 minutes away on foot.

Lewes offers an excellent range of facilities within easy walking distance. There is an abundance of independent shops, three supermarkets (Waitrose, Tesco and Aldi), and a wide range of cafes, pubs and sports facilities. The independent Depot cinema is less than 10 minutes on foot, there are both indoor and outdoor swimming pools, track and tennis facilities, and teams representing football, rugby, cricket and hockey. There are multiple highly regarded primary schools, Priory Secondary School and also Sussex Downs College. The internationally recognised Glyndebourne Opera House is only four miles from Lewes town.





The property has many original features, including attractive fireplaces, exposed beams and parquet and tiled floors. The light and spacious accommodation briefly comprises;

Dwarf wall conservatory that hugs the front elevation of the house with extensive glazing on the south and west sides. Inner lobby with stairs ascending to the first floor and doors to the kitchen, dining room, reception hall and WC. Beyond the reception hall is a cosy double aspect sitting room, and at the rear of the property you will find a spacious family room with large windows overlooking the garden. The kitchen also provides external access to the side. Upstairs you will find a generous master bedroom with en-suite shower room along with a further four bedrooms, bathroom and separate WC.

Externally there is a driveway with parking for three cars. There is a well stocked front garden and good sized rear garden with paved patio adjacent to the house and steps up to the lawn that is bordered by mature hedging, and offers direct access onto the South Downs.

The property further benefits from double glazing, gas central heating, and a solar tube hot water system.

Internal viewing is highly recommended. To arrange your appointment please contact our office by phone or email.

Outer Porch

Covered porch area with door to kitchen and two outside storage cupboards for storage and containing gas boiler.

Kitchen

14'11" x 14'3"

Fitted kitchen comprising of wall and base units, oven tower with single oven, electric hob with extractor over, space for tall fridge/freezer, space and plumbing for slimline dishwasher, 1.5 bowl sink. Laminate flooring, wood effect counter tops and peninsula breakfast bar with seating. Open under stairs larder/utility area with privacy glazed window to rear, space and plumbing for washing machine, and wall and base units for storage with countertop. Door to inner lobby.

Inner Lobby

Stairs ascending to the first floor and doors to kitchen, dining room, ground floor WC, conservatory, and reception hall.

Reception Hall

14'11" x 10'0"

Window to conservatory, carpet, radiator, open fire, double doors to family room.

Sitting Room

15'0" x 14'11"

Dual aspect with glazed door to conservatory, connecting door to reception hall. Painted exposed beams, chimney breast with decorative brick mantle and surround, traditional wallpaper, carpeted.

Dining Room

14'11" x 11'8"

Window overlooking front garden, Parquet floor, decorative mantle with concealed fireplace.

Family Room

23'9" x 13'0"

Spacious double aspect room with picture windows overlooking rear garden, large built in cupboards, exposed brickwork and carpeted floor.

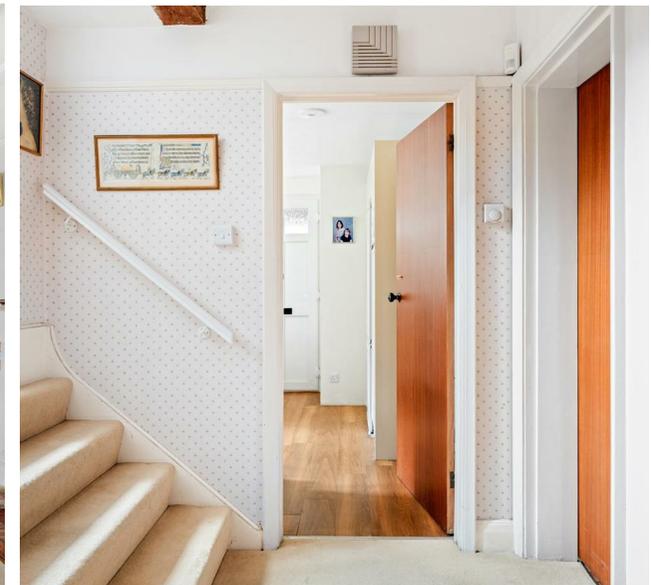
Conservatory

21'10" x 7'2"

South facing dwarf wall conservatory, with extensive glazing on south and west sides, tiled floor, exposed brickwork.

Ground Floor Cloakroom

Privacy window to front, tiled floor, low level WC, pedestal wash hand basin.





First Floor Landing

Large window overlooking rear garden, doors to all bedrooms, bathroom, and separate WC, two landing cupboards (one with shelf storage and one housing hot water tank), loft access via hatch with pull down ladder.

Master Bedroom

21'2" x 13'3"

High window at side for privacy, picture window overlooking rear garden, inbuilt cupboards, door to en-suite shower room.

En-suite Shower Room

Walk in shower cubicle, wash hand basin with storage under, low level WC, laminate flooring, part tiled walls, window.

Bedroom 2

14'11" x 14'11"

Double aspect south and west facing windows, built in double wardrobe, carpet, radiator.

Bedroom 3

14'11" x 12'4"

Window overlooking front garden, recessed inbuilt cupboard, pedestal sink, carpet, radiator.

Bedroom 4

11'8" x 11'6"

Window overlooking front garden, recessed inbuilt cupboard, carpet, radiator.

Bedroom 5

11'5" x 7'5"

Window to side, carpet, radiator.

Bathroom

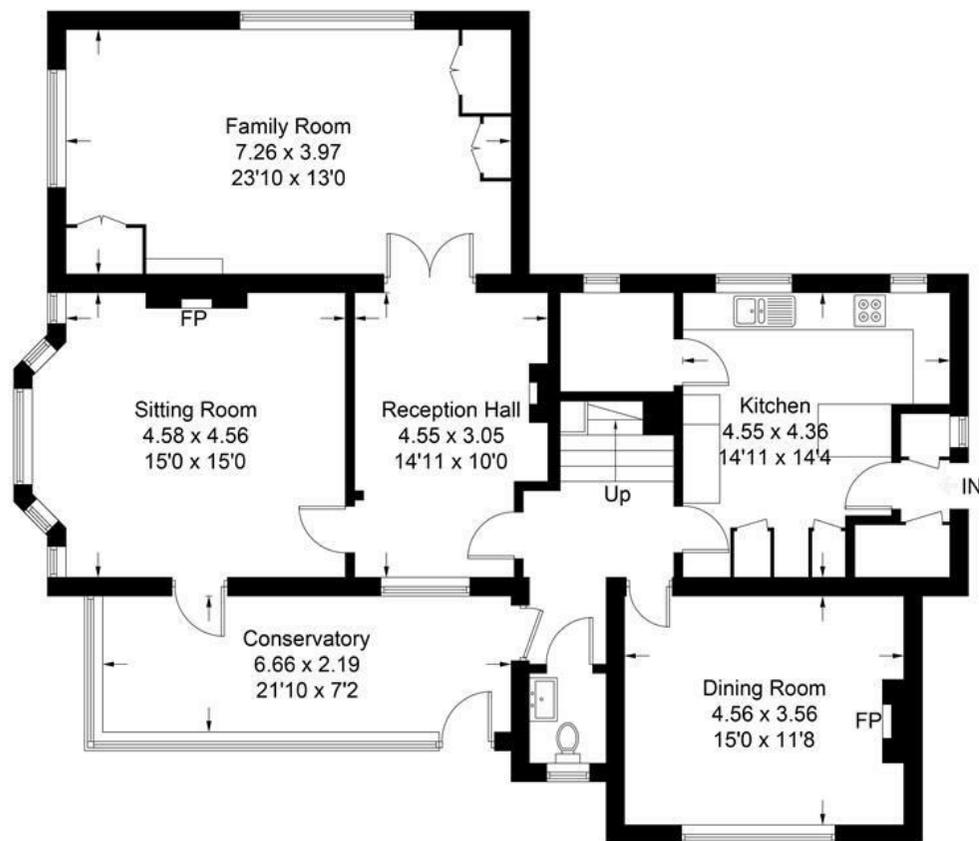
Built in traditional bathtub with electric shower over, pedestal wash hand basin, part tiled walls, privacy glazed window to east side.

First Floor Cloakroom

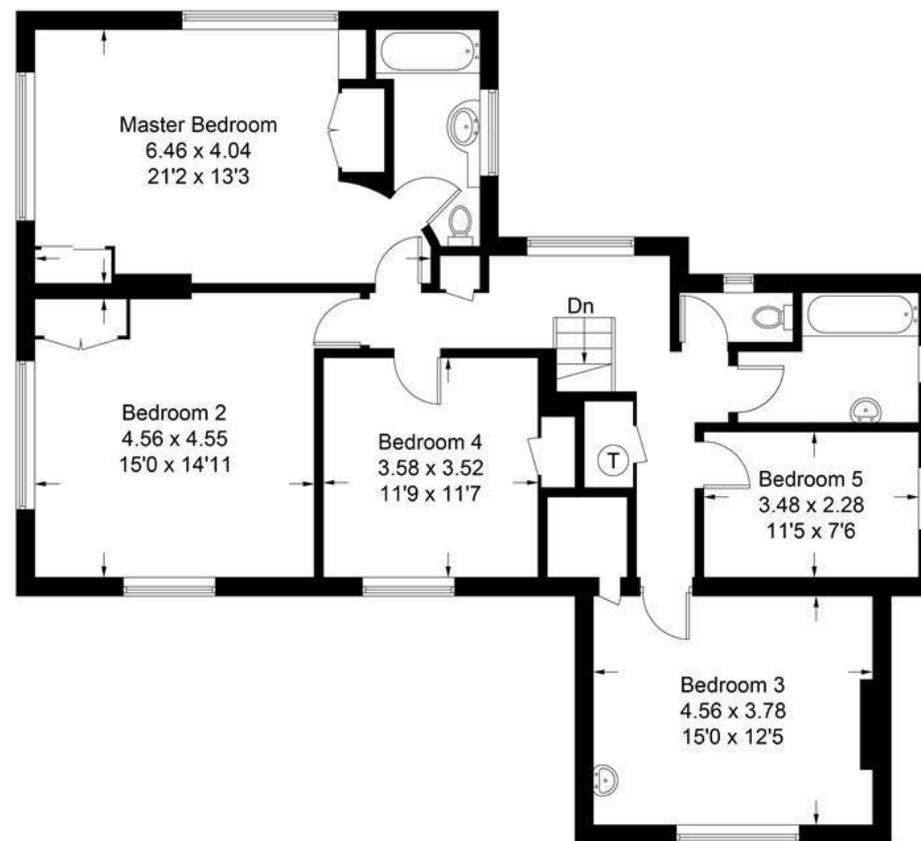
Privacy glazed window to rear, low level WC, carpet.

External

Paved drive to right hand side of property suitable for 3-4 cars. Mature front garden with pedestrian wooden gate and paved path to 'front' conservatory door. Rear garden with spacious paved patio adjacent to house with steps up to lawned area, bordered by mature hedging and trees, shed for storage and direct access to downs via gate on back boundary.



Ground Floor



First Floor

Approximate Gross Internal Area = 255.9 sq m / 2754 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1266613)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.



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