



Hamsey House, 5 Southdowns Road, Lewes

Asking price: £415,000

Hamsey House, 5 Southdowns Road, Lewes

Presenting this thoughtfully cared for two-bedroom, second-floor apartment situated within Hamsey House at Southdowns Park, an attractive and highly regarded modern development in Lewes.

The Property

Created in 2022 as part of the first phase of the highly regarded Southdowns Park development, this contemporary apartment has been thoughtfully elevated by the current owner and offers stylish, low-maintenance living with the benefit of lift access, allocated parking and the remainder of a 10-year new homes warranty.

The home is carefully designed and comprises a welcoming entrance hall, a bright and spacious open-plan living/dining area with a modern fitted kitchen, and access to a south-facing balcony - an ideal spot for enjoying the sunshine and outdoor space throughout the day. There are two well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite bathroom and fitted wardrobe, alongside a further contemporary family bathroom.

Finished with modern fixtures and fittings throughout such as quartz stone kitchen worktops and Karndean LVT flooring from new, the property combines the convenience and efficiency of a relatively new home with the established feel of a completed development. The property also benefits from an EPC rating of B to further serve as an energy-efficient and comfortable home.

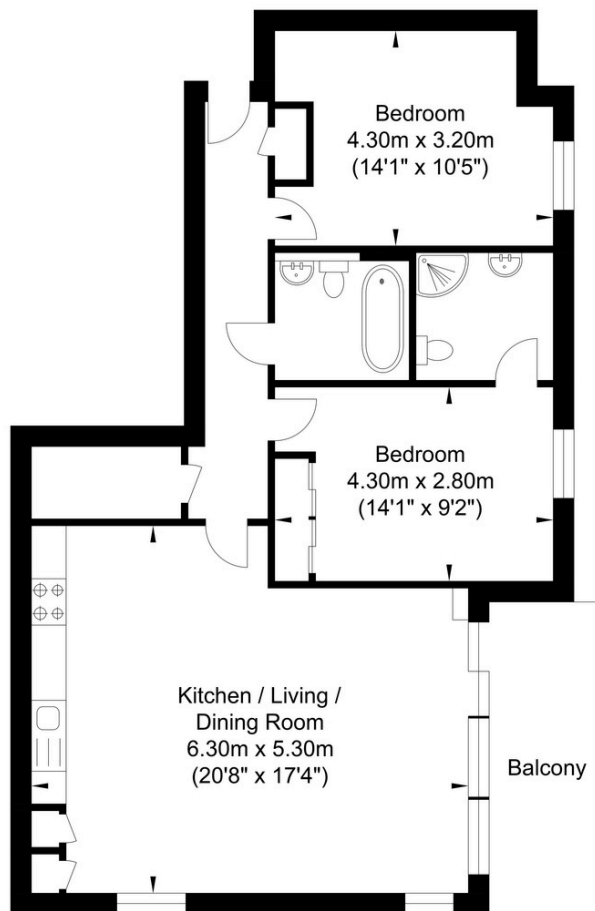
Southdowns Park is well placed for enjoying all that Lewes has to offer, with the development positioned close to open green spaces and the River Ouse, while the historic town centre, independent shops, cafés, restaurants and Lewes railway station are all within easy reach. The surrounding area also provides excellent opportunities for walking and cycling, making this an appealing home for both owner-occupiers and investors.

The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away. Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



South Downs Road, Lewes



Ground Floor
Approximate Floor Area
769.40 sq ft
(71.48 sq m)

Approximate Gross Internal Area = 71.48 sq m / 769.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Tenure: Leasehold, 995 years remaining
Service Charge: Circa £1,835.40 per annum
Ground Rent: N/A
Council Tax Band: D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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