

**The River House, South Street, Lewes, East Sussex, BN7 2BS**

**£1,375,000**



## The Property

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Privately accessed from South Street, Lewes, this unique 3 bedroom, 3 bathroom house offers a garden with direct river access and a distinctive architectural design.

Parking is ample, including substantial undercroft space for 3 vehicles with a 7Kw electric home charging point. The rear (riverside) of the house features full height glazing on each floor, maximising views over the river and the adjacent nature reserve. This design ensures constant connection to the natural environment and its wildlife. Inside, the versatile layout includes two reception rooms both with full width & full height windows offering stunning views over the river and beyond. The top floor lounge has 4m high ceilings at its peak accentuating the river view.

On the upper ground floor the kitchen is well equipped with an attached utility room and has a practical layout for both cooking and entertaining. The kitchen flows, via a breakfast bar, into a very spacious dining room and snug which in turn leads on to the large covered riverside terrace - ideal for outdoor dining regardless of the weather.

The property includes three well-proportioned bedrooms, two with en- suites. On the top floor the principal bedroom benefits from views to the front with doors opening to a balcony looking up towards the cliffs and Cuilfail. The en-suite has a bath and a large fully tiled shower cubicle with contemporary fittings. The third bedroom, also on the top floor, is a good size with a removable ladder up to a Mezzanine level (ideal for a child's den or extensive storage). The second bedroom, on the upper ground floor, is also at the front with views, has built in wardrobes and has an en-suite shower room, again with fully tiled shower. The third bathroom, which serves visitors and the third bedroom, is also on this floor with a small tiled shower.



Outdoor spaces are a key feature. A private enclosed garden with direct riverbank ownership and access to the water's edge, with potential for a small landing stage/jetty (subject to the usual consents). Large terraces at the rear provide elevated views of the river, ideal for dining or relaxation. At the front there is a garden with mature planting and a large gravel drive.

A separate studio or home office under the house offers dedicated space for remote work or hobbies. There is a further storage unit and a large plant room housing among other things the consumer unit, gas fired boiler and useful shelving for storage.

This unique property offers extensive views, private riverside access, ample parking and a short flat walk into Cliffe High Street and the railway station.





## The Location

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Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London in just over an hour and Brighton in under 20 minutes.

Steeped in history the beautiful town has an 11<sup>th</sup> century priory, castle, tudor buildings (including Anne of Cleves) and numerous art galleries.

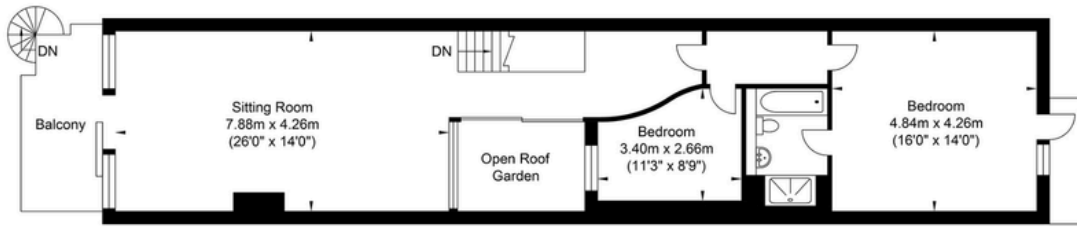
There is an excellent range of supermarkets and independent shops, cafes, restaurants., farmers markets and is renowned for its antique shops. The Depot is a new state of the art three screen cinema and the internationally recognised Glyndebourne Opera House is located 4 miles from Lewes.

There are high quality sports facilities including Lewes Leisure Centre. Most sports have active clubs and facilities including for Sailing/Rowing, Golf, Tennis, Football, Cricket, Rugby, Bowls and many more.

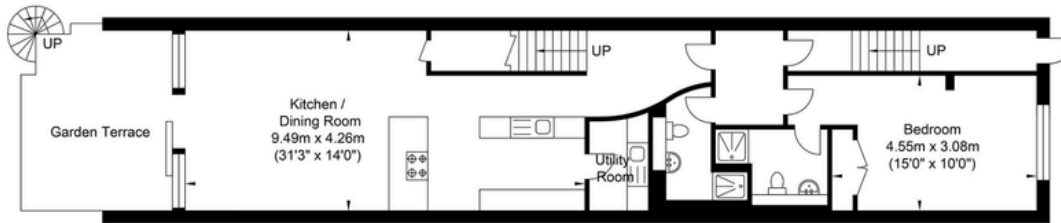
There are both state and private schools covering Infant, Primary, Secondary and Tertiary education.



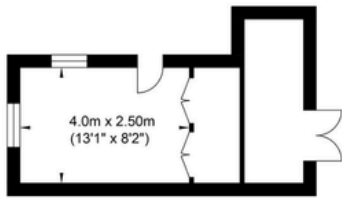
# The River House, Lewes



First Floor  
Approximate Floor Area  
997.49 sq ft  
(92.67 sq m)



Ground Floor  
Approximate Floor Area  
821.60 sq ft  
(76.33 sq m)



Outbuilding  
Approximate Floor Area  
214.20 sq ft  
(19.90 sq m)



Outbuilding  
Approximate Floor Area  
130.02 sq ft  
(12.08 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 169.0 sq m / 1819.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure - Freehold  
EPC - C  
Council Tax Band - G



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