



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



The Property

On a private lane from South Street, River House occupies an unusual position between central Lewes and the River Ouse, combining the convenience of town living with privacy, open views and direct access to the river.

It offers a rare opportunity for waterside living in central Lewes, with uninterrupted views across the River Ouse to the Railway Land Local Nature Reserve.

The house has been designed around its river setting. Full-height glazing across the rear draws the river into the home, maximising the open views and creating a strong connection with the water and surrounding natural landscape.

There are two substantial reception spaces. On the top floor, the principal sitting room has dramatic ceilings rising to approximately four metres at their highest point, extensive glazing and far-reaching river views.

The main kitchen, dining and informal living space occupies the upper ground floor. The well-equipped kitchen, with adjoining utility room, opens through a breakfast bar to a generous dining room and snug. From here, doors lead directly onto a large covered terrace overlooking the river, creating an excellent indoor/outdoor entertaining space for dining, relaxing and enjoying the setting throughout much of the year.

The house provides three good-sized bedrooms and three bathrooms.

The principal bedroom is on the top floor and opens onto a private balcony with views towards the cliffs and Cuilfail. Its en-suite bathroom includes both a bath and a large separate shower.

A second double bedroom on the upper ground floor has built-in wardrobes and an en-suite shower room. The third bedroom, also on the top floor, is generously proportioned and incorporates a mezzanine level providing useful additional storage or occasional den space. A separate shower room serves this bedroom and guests.

Storage and ancillary space are unusually generous. In addition to the accommodation within the house, there is a separate studio/home office beneath the property, a substantial plant and storage room with shelving, further dedicated storage, mezzanine storage and extensive covered undercroft space.

The private enclosed garden runs directly to the River Ouse, with ownership extending to the riverbank and private access to the water's edge.

A large covered terrace immediately outside the principal kitchen and dining area provides an excellent space for outdoor dining and entertaining, while additional elevated terraces take advantage of the open river views and outlook across the Railway Land Local Nature Reserve.

There may also be potential to create a small landing stage or jetty, subject to any necessary consents.

To the front is a large gravelled drive with mature planting and an established olive tree. Parking is particularly generous for a property so close to central Lewes, with substantial undercroft parking for three vehicles in addition to driveway parking and a 7kW electric vehicle charging point.





The Location

River House lies on South Street in Lewes, within the South Downs National Park and only a short, level walk from Cliffe High Street and the town centre.

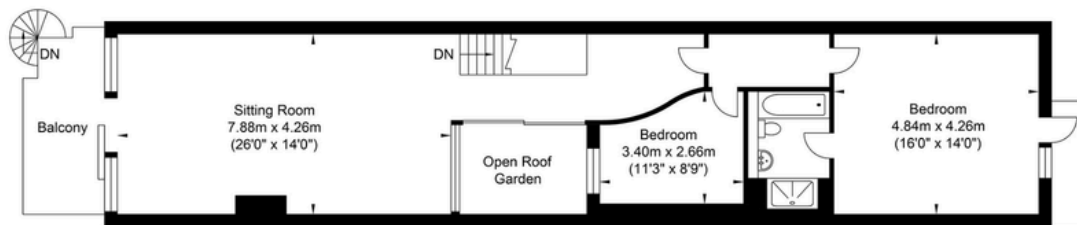
Lewes is one of Sussex's most distinctive county towns, known for its independent shops, cafés, restaurants, historic streets and strong cultural life. The Depot independent cinema, Lewes Farmers Market and the internationally renowned Glyndebourne Opera House are all close at hand.

Lewes railway station is within walking distance and provides direct services to London and Brighton, while the surrounding South Downs offer exceptional walking and countryside within minutes of the town.

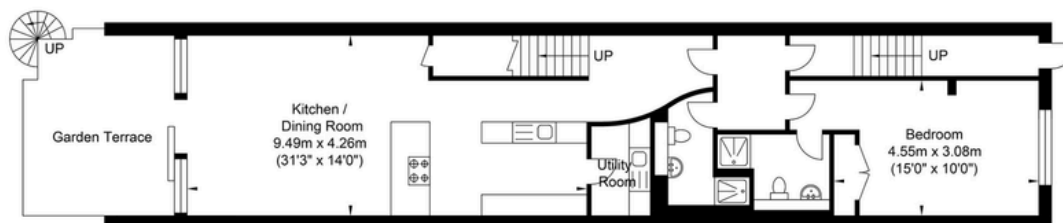
The position of River House is particularly unusual: direct river frontage and waterside living, extensive parking, privacy and open views across protected natural landscape, yet with central Lewes and the railway station easily accessible on foot.



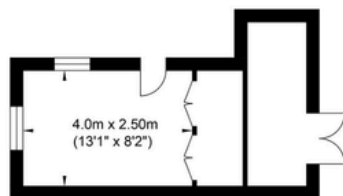
The River House, Lewes



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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