



Houndean Rise, Lewes

A traditional 4 bedroom 1920's detached family home situated in a sought after location to the western edge of Lewes. This property boasts front and rear gardens, integral and detached garages and is being sold with no onward chain.

Being set on the inner ring of Houndean Rise, it enjoys excellent views of the South Downs, and superb walks all around. The bus stop is less than 2 minutes away with frequent services into the town centre and also to Brighton via the two Universities. It is approximately 20 minutes on foot to Lewes town centre and the Train station with direct services to London.

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



This spacious detached home of over 2000 sq. ft and is situated in the desirable area of Lewes offering a fantastic opportunity to create your dream home. With private gardens, rear terrace, as well as a front garden, driveway and a second detached garage, this property provides ample outdoor space for relaxation and entertaining.

While the house could benefit from some modernization, it offers a solid foundation and a wealth of potential. The generous living space currently includes a large entrance hall, WC and cloakroom, a welcoming sitting room with double aspect windows and feature fireplace, a separate dining room, a kitchen with utility room that leads to the integral garage. There is also a conservatory that leads to the garden.

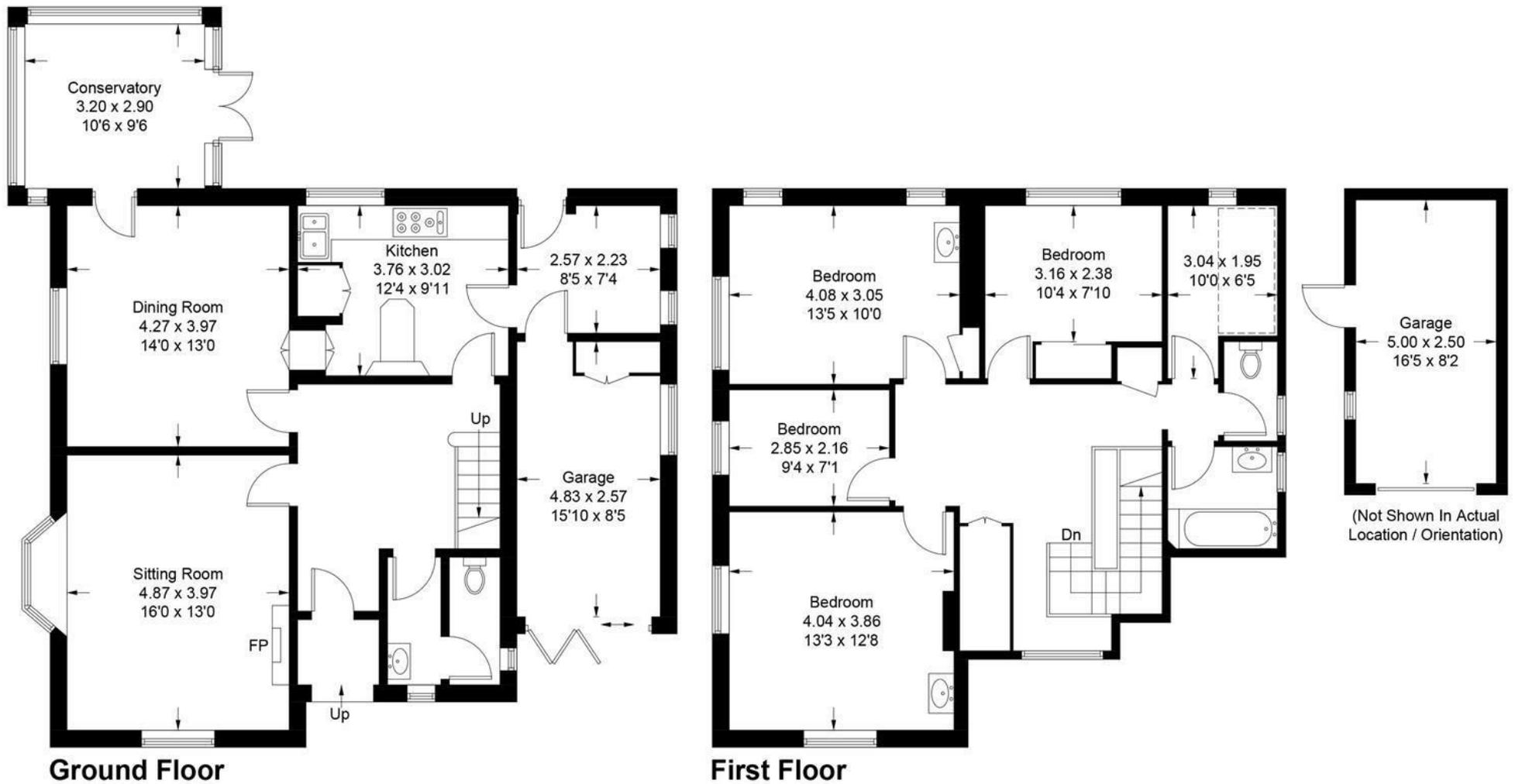
Upstairs, you'll find a very spacious landing with plenty of storage and multiple bedrooms, providing comfortable accommodation for families or those who frequently host guests.

This property is available chain-free, making it an ideal choice for buyers looking for a quick and hassle-free purchase. Don't miss this opportunity to create your dream home in one of Lewes' most sought-after neighbourhoods.



- Detached 4 Bedroom 1920's Family Home
- Popular Houndean Rise Address
- Gardens to the Front and Rear
- Integral and Detached Garage
- Spacious and Flexible Accommodation
- In Need of Some Modernisation
- Potential to Convert Large Loft Subject to Relevant Planning
- Being Sold with No Onward Chain





Approximate Gross Internal Area = 175.0 sq m / 1884 sq ft
(Including Internal Garage)

External Garage = 12.5 sq m / 134 sq ft

Total = 187.5 sq m / 2018 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1133373)

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.



t: 01273 477377

e: sales@lewesestates.co.uk



**Lewes
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE
t: 01273 477377 e: sales@lewesestates.co.uk
www.lewesestates.co.uk