



**Southdown Avenue, LEWES**

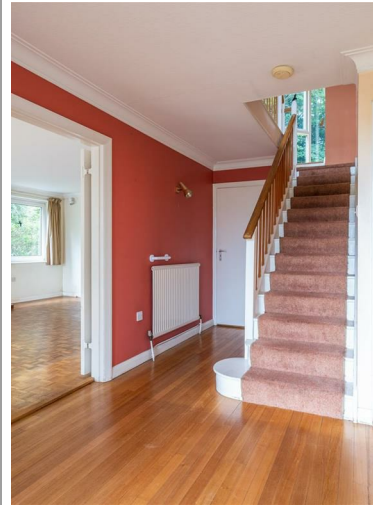
**Lewes  
Estates**

- Private elevated position
- Secluded mature gardens
- Panoramic views to the South Downs and the sea
- Detached double garage and off road parking
- Gated access to the South Downs
- Large loft suitable for conversion (subject to PP)
- Four bedrooms plus bespoke office/bedroom 5
- Kitchen with utility area
- Light and spacious

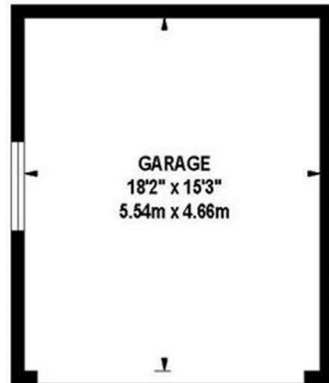


A unique detached family home located in a very private elevated position above Southdown Avenue offering panoramic views to the south down and the sea. This secret plot is accessed by a driveway which bring you out into the secluded gardens. The house sits toward the back of its south facing plot taking full advantage of the location and views.

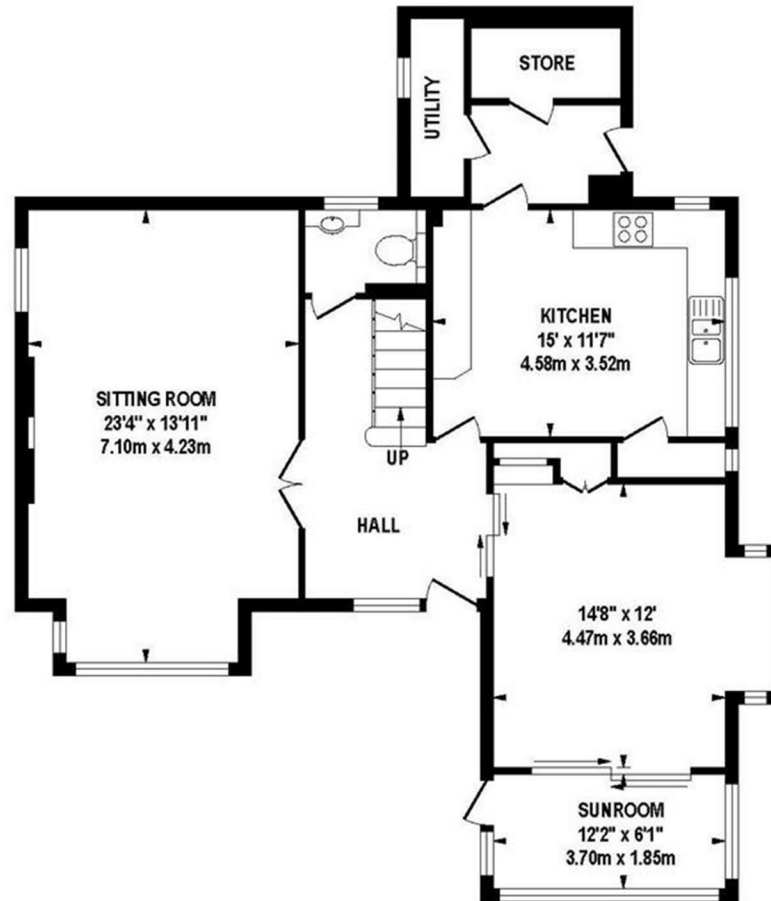
You enter the house into a light and airy welcoming entrance hall - sitting room to the left and kitchen and dining room to the right - both benefitting from the great views across the garden and beyond. the rear of the kitchen is a useful utility area as well as a cloak room off the entrance hall.



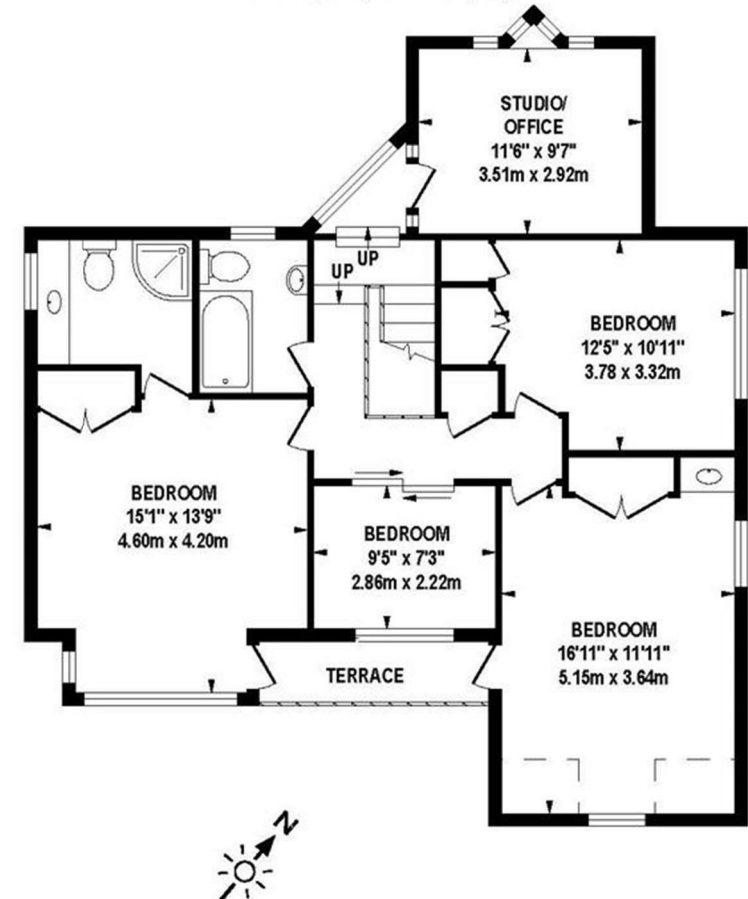
**GROUND FLOOR**  
278 Sq Ft (25.83 Sq M)



**GROUND FLOOR**  
1046 Sq Ft (97.17 Sq M)



**FIRST FLOOR**  
991 Sq Ft (92.06 Sq M)



**TOTAL APPROX. FLOOR AREA 2315 SQ. FT. (215.06 SQ.M.)**  
(Including Garage)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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.

Upstairs you will find 4 bedrooms and a bespoke built office - which could also easily serve as a fifth bedroom

There is also a large loft area also suitable for conversion Subject to the right permission. The gardens are mature and well stocked with a wide variety of planting. the garden also offers a direct gated access to the South Downs behind the house.

The property benefits from a detached double garage and ample off road parking. The garage has potential to be converted into various other uses if required including home office space.

Internally the house is in good order but would benefit from modernisation to the kitchen, bathroom and ensuite.

The property is located in the popular Houndean area of the historic town of Lewes which provides a mainline railway station (London Victoria approx. 1 hour 10 mins) and an array of individual shops, restaurants and recreational facilities. The A27 to the south gives easy access to the A23/M23 & national motorway network.



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Estates**

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