Southdown Avenue, Lewes

Lewes Estates

- Detached family home
- Desirable Southdown Avenue
- Spacious rooms throughout
- Four double bedrooms
- Gardens to all sides
- Two detached garages
- Ample off-road parking
- Two en-suites plus family bathroom
- West-facing rear gardens
- Study & Utility Room

Covered Entrance

Front Door

Hallway
12'1 x 10'10

Cloakroom

Sitting Room
23'10 x 12'10

Dining Area
10'6 x 10'2

Kitchen / Breakfast Room
13'7 x 13

Study
13 x 9'11

Utility Room
9'2 x 7'7

First Floor Galleried Landing

Bedroom 1
12'10 x 11'8

En-suite Bathroom

Bedroom 2
13'7 x 11'5

En-suite Shower Room

Bedroom 3
13 x 9'11

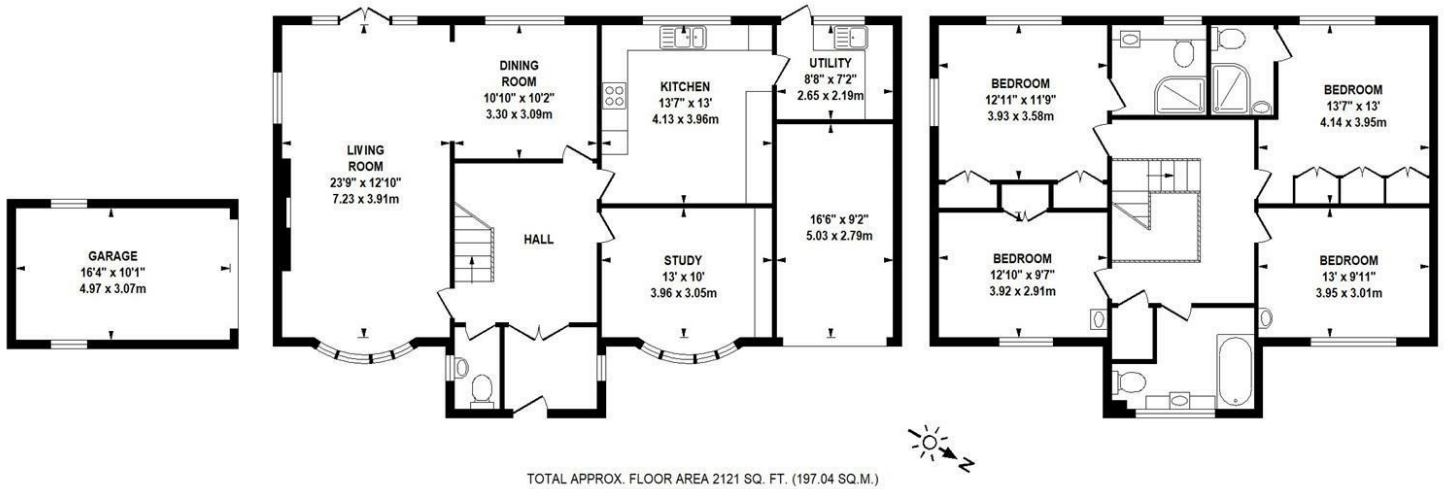
Bedroom 4
12'10 x 9'7

Family Bathroom

GROUND FLOOR
163 Sq Ft (15.14 Sq M)

GROUND FLOOR
1177 Sq Ft (109.34 Sq M)

FIRST FLOOR
944 Sq Ft (87.70 Sq M)



TOTAL APPROX. FLOOR AREA 2121 SQ. FT. (197.04 SQ.M.)
(EXCLUDING GARAGE)
APPROX. FLOOR AREA 163 SQ. FT. (15.14 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the 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.

A rarely available detached home in a prime location within the town and having west-facing rear gardens, two garages, off-road parking and glimpses of The Downs.

Southdown House is only available to purchase for the second time in its history having been commissioned by its original owners who enjoyed the house for many years. It offers well-proportioned, light and airy accommodation over two floors, with the main reception rooms benefitting from a west-facing outlook over the rear garden.

All of the rooms have excellent proportions and are designed to obtain the maximum amount of natural light and to enjoy the aspect over the large, sunny gardens. There is the benefit of a large en-suite bathroom to the main bedroom and a further en-suite shower room to the second bedroom. UPVC framed double glazed windows have been fitted throughout and there is gas-fired central heating. A particular feature is the spacious reception hall with turned hardwood staircase leading up to a galleried landing. Elevations are of brick with a tiled roof.

The house is approached through wrought iron gates leading to a hardstanding driveway providing space for a large number of cars. This is offset to one side by a well-maintained lawn surrounded by a mature shrub and herbaceous border, providing privacy together with a mass of colour that creates a beautiful garden setting for the property. Wisteria, colourful ivies, clematis and other climbers adorn the front of the house. Two detached garages are found either side of the garden - one has been used as a workshop with light and power. The house has the potential to grow if required, but already offers a well-balanced detached family home.

The property is situated in a desirable residential location on the western periphery of this historic county town set within the South Downs National Park. The excellent and varied shops within the High Street are just over ten minutes walk and the main line railway station can be reached within fifteen minutes.

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