



Downside, Lewes

- Detached family home
- Contemporary open-plan space
- Master suite with balcony, en-suite and walk-in wardrobe
- Three further double bedrooms
- Well appointed fixtures and fittings
- Large sliding glass walls around living space
- Studio / office in the garden and internal study
- Heated swimming pool
- Gardens with direct access to the South Downs
- Double garage, driveway and off-road parking



Driveway

Detached Double Garage  
18'8 x 17'9

Front Door

Hallway  
19'7 x 6'7

Utility Room  
7 x 4'3

Cloakroom

Study  
8'4 x 7'7

Sitting / Dining Room  
32 x 14'3

Open Plan Kitchen  
21 x 13

1st Floor Landing

Master Bedroom Suite incorporating -

Bedroom plus Balcony  
13'3 x 10'1

En-suite Bath & Shower

Walk-in-wardrobe

Bedroom 2  
12 x 9

Bedroom 3  
11'4 x 8

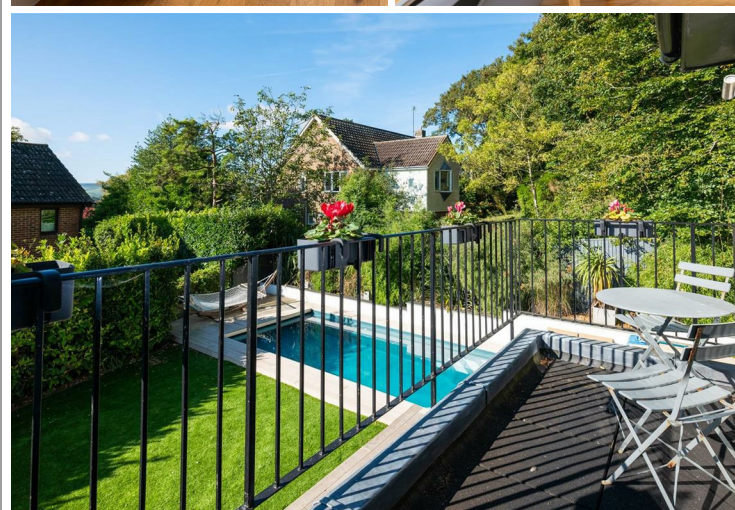
Bedroom 4 Plus Balcony  
16'7 x 8

Family Bathroom

Gardens

Heated Swimming Pool  
24 x 14

Studio / Office  
16 x 9



A contemporary detached family home nestling on the edge of Lewes with gardens offering direct gated access to the South Downs. This fabulous family home benefits from fantastic light, spacious and airy accommodation finished to a high specification throughout.

The property is approached by a newly laid resin driveway, providing parking for at least 3 cars and access to the double detached garage. The front door opens into a large welcoming hallway with cloakroom to the side as well as a very useful study and a separate utility room. Incorporating the vast majority of the downstairs space is a large open plan kitchen / dining / living room with glass walls opening onto the south-facing garden. The kitchen is of a high quality with stone worktops and under floor heating throughout. The living room area could easily be separated from the rest of the open plan space if preferred.

Upstairs is a spacious landing giving access to all four double bedrooms. The master bedroom suite comprises the bedroom, a large south-facing balcony, full en-suite and a walk-in wardrobe. Bedroom 4 also benefits from a private balcony and a family bathroom services bedrooms 2,3 & 4.

The main south-facing garden has a superb, modern, easy wash wooden deck the full-width of the property, 67' (20.42m), with steps to the rear of the garage with pebbled area and rear courtesy door. Beyond the deck is an easy maintenance astroturf section with laurel hedge. There is a modern HEATED SWIMMING POOL, approximately 24' x 14' (7.32m x 4.27m), with safety cover and decking surround with raised borders. The west side garden is also decked with a bar. Slate steps lead to a rear gate that opens onto the South Downs. Further steps take you to a raised astroturf area receiving the afternoon sun and leading to the log cabin GUEST ROOM/OFFICE/STUDIO 16' x 9' (4.88m x 2.74m), with 2 double glazed windows, insulated wood internal walls, cast iron wood-burner and recessed spotlighting.

This is a really well balanced family home incorporating modern living with direct access to the countryside. Internal viewings are highly recommended.

Tenure: Freehold  
Energy Performance Rating: D  
Council Tax Band: G

draft





Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft  
(Including Double Garage)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1003851)



t: 01273 477377

e: sales@lewesestates.co.uk

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.



**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewesestates.co.uk](mailto:sales@lewesestates.co.uk) [www.lewesestates.co.uk](http://www.lewesestates.co.uk)