



Florence House

Florence House, Foundry Lane, Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stylishly appointed modern home with handsome red brick elevations, situated in the heart of historic Lewes.

A detached contemporary home on a charming cobbled street, just moments from Lewes town centre. Arranged across four levels, it features elegant, understated décor and is ideally located near the pedestrianised Cliffe High Street with its independent shops and cafés.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DRIVE



GARDEN



FREEHOLD



TOWN



2,193 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Florence House is an impressive four-bedroom residence constructed in 2025. The property offers four levels of highly attractive living and entertaining space with clean, contemporary fittings and finish, including neutral décor, recessed LED lighting and wooden flooring and internal doors. Outside, the house retains a handsome, traditional appearance with red brick elevations and sash windows.

Entering into the ground floor hallway, a door to the right leads to the comfortable and well-proportioned sitting room with its dual aspect welcoming plenty of natural light. To the other side of the hallway is the open-plan kitchen and breakfast room, which has shaker-style kitchen units, a breakfast bar, integrated appliances and space for a family dining table. Two additional reception rooms provide further space in which to relax or entertain on the lower ground level, including the cosy family room and the generous drawing room. Also on the lower level is a utility room with space for additional home storage and appliances.

There are three well-presented bedrooms on the first floor, including one with built-in storage and an en suite shower room. A family bathroom is also located on this floor, featuring an over-bath rainfall shower attachment. Stairs continue to the second floor, where a light and airy luxury principal bedroom awaits, complete with dormer windows, a dressing room, and an en suite shower room with a walk-in rainfall shower.



Outside

The house is set on a cobbled street with access on foot via Cliffe High Street and by vehicle through Farncombe Road. There is on-street parking available on Farncombe Road the surrounding streets, while a driveway at the side provides private, secure parking for one vehicle. The garden at the side and rear features an area of lawn which is south and west-facing, and is bordered by high fencing and walls for sense of privacy. There is also a gravel area which is ideal for bin storage, or for the installation of a shed for garden storage.

Location

The vibrant and historic county town of Lewes forms part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including an independent cinema and the oldest freshwater outdoor swimming pool in the UK.

The eclectic town also offers a weekly farmers market with artisan coffee roasters, cheese makers, bakeries, and fresh fish from Newhaven. Local vineyards and breweries are a plenty; Harvey's, Beak and Abyss Breweries, in conjunction with local vineyards and restaurants at Rathfinny, Ridgeview, Artelium and Bolney.

More comprehensive amenities are available in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include opera at Glyndebourne, numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, and sailing at Brighton.

Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (0.3 mile) offers regular services to central London (London Victoria 1 hour 8 minutes)



Distances

- Lewes Cliffe High Street 35 metres
- Uckfield 8.0 miles
- Seaford 10.0 miles
- Brighton and Hove 12.0 miles
- Eastbourne 16.0 miles

Nearby Stations

- Lewes

Key Locations

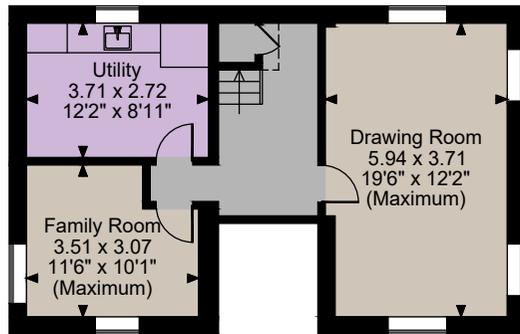
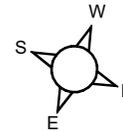
- River Ouse
- Pells Pool
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory

- Monk's House (National Trust)
- Charleston Farmhouse
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

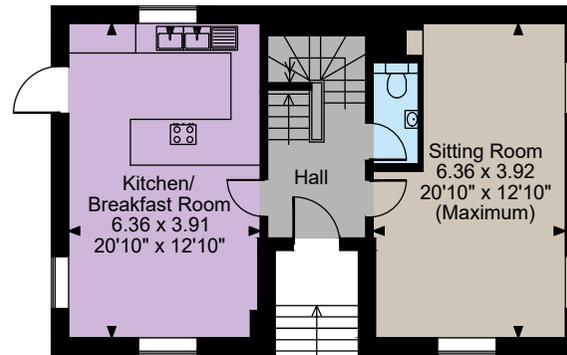
Nearby Schools

- Wallands Community Primary School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Priory School
- South Malling CofE Primary School
- Iford and Kingston CofE Primary School
- Hamsey Community Primary School
- Barcombe CofE Primary School
- Plumpton College

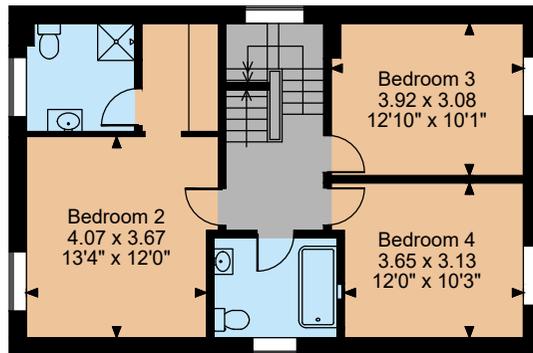




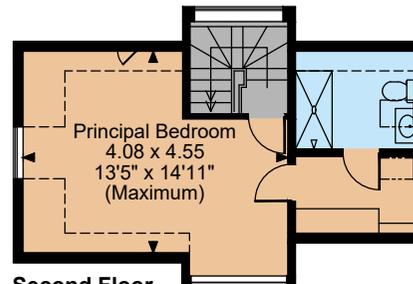
Lower Ground Floor



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Floorplans

House internal area 2,193 sq ft (204 sq m)

For identification purposes only.

Directions

BN7 2AS

what3words: ///coolest.trout.furniture - brings you to the property

General

Local Authority: Lewes District Council

Services: Mains water and electricity. Mains drainage. Air source heat pump.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: TBC

EPC Rating: B

Lewes

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