



66 Houndean Rise

Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A magnificent house with stylish modern accommodation and attractive gardens, occupying a desirable position.

A beautifully appointed detached family home, which has been extended to provide airy, stylish and modern living space. Set within splendid landscaped gardens and situated on a highly regarded, leafy residential street in historic Lewes, with its charming town centre and mainline station.



4 RECEPTION ROOMS



5 BEDROOMS



3/4 BATHROOMS



DRIVEWAY AND DOUBLE GARAGE



GARDENS OF 0.3 OF AN ACRE



FREEHOLD



TOWN



2,724 SQ FT



**GUIDE PRICE
£1,500,000**



The property

66 Houndean Rise is an impressive family home that features attractive elevations of brick, hung tile and exposed timber framing and render infill, with a new roof, while inside the décor and fittings are chic, elegant and contemporary throughout.

The home has a welcoming reception hall with polished wooden flooring, panelled walls and doors leading to the main formal reception rooms. These include the dual aspect sitting room, a splendid, airy living space with wooden parquet flooring, a fireplace fitted with a log burner, a bay window to the front and a southwest-facing glass bay extension window with full-height windows on three sides, flooding the room with natural light. The ground floor also has a comfortable drawing room at the front, as well as a home gym with a shower room, while at the rear, the accommodation has been extended to create a stunning, open-plan kitchen, family area and dining.

The room features polished concrete floors, long ceiling lantern skylights and sliding glass doors across the length of the back wall, providing a connection to the rear terrace beyond. The kitchen itself has handmade, bespoke fitted units, a central island with a breakfast bar and integrated appliances, including dual ovens, an induction hob and a wine cooler.

A turned staircase leads to the first floor, where there are three well-presented double bedrooms. These include the principal bedroom with its en suite shower room, while the first floor also includes a utility room and a large family bathroom with a luxury, freestanding bath and a walk-in shower with a rainfall shower head. A further two bedrooms can be found on the second floor, as well as an additional shower room with a walk-in shower.







Outside

At the front of the property, a block-paved driveway provides access and parking to the front, with further parking to the side and access to the detached double garage at the rear of the house. The front garden has established, high border hedgerows for a sense of privacy, while at the rear there is a further spacious, private garden. It includes a split-level patio area for alfresco dining and an elevated area of timber decking, which is partially shaded by a gazebo for sheltered food prep and barbecuing. The garden continues beyond the deck with an area of lawn, bordered by trees and hedgerows, and a vegetable garden with raised beds and a polytunnel at the end of the plot. Outbuildings include a sauna beside the deck, as well as a summer house and a garden office with internet and heating/air conditioning unit, which extends the living and working space.

Location

The property lies in a sought-after residential setting on the western edge of Lewes, within about a mile of the historic town centre and approximately 1.5 miles from the mainline station (London Victoria in around 64 minutes). Lewes forms part of the South Downs National Park and offers a vibrant mix of independent shops, restaurants and recreational facilities, together with a choice of schools including the independent Lewes Old Grammar School. The A27 lies just to the south, providing fast access to the A23/M23, Gatwick Airport and the national motorway network, while the coastal city of Brighton and Hove is only seven miles distant.



Distances

- Lewes 1.1 miles
- Brighton 7.7 miles

Nearby Stations

- Lewes

Key Locations

- Lewes Castle & Museum
- Anne of Cleves House Museum
- Southover Grange Gardens
- Priory Ruins & Lewes Priory Park
- Harvey's Brewery
- Glyndebourne Opera House
- South Downs National Park

Nearby Schools

- Lewes Old Grammar School
- Southover CofE Primary School
- Cumnor House Sussex









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 2,724 sq ft (253 sq m)
 Garage internal area 279 sq ft (26 sq m)
 Outbuildings internal area 261 sq ft (24 sq m)
 Total internal area 3,264 sq ft (303 sq m)
 For identification purposes only.

Directions

BN7 1EJ

what3words: ///king.saints.zealous

General

Local Authority: Lewes District Council

Services: All mains services. Gas-fired central heating.

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

Council Tax: Band G

EPC Rating: Band D

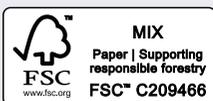
Lewes

201 High Street, Lewes, East Sussex, BN7 2NR

01273 475 411

lewes@struttandparker.com

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