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Florence House

Lewes

New Eco Home

Florence House is an impressive new-build property spanning approximately 2,318 sq.ft. and set across four floors, this exceptional residence offers flexible living spaces ideal for modern lifestyles.

This stunning property seamlessly blends traditional charm with contemporary design, offering a beautifully appointed kitchen featuring integrated appliances and sleek quartz worktops. The ground and lower ground floors benefit from underfloor heating powered by an efficient air source heat pump, ensuring warmth and comfort throughout the home.

The bedrooms are fitted with luxurious 100% wool carpets, while the ground floor boasts elegant oak flooring, and the lower ground floor is finished with stylish Porcelanosa tiles.



Overview

This substantial home provides:

- Two spacious reception rooms for family gatherings or entertaining
- Four well-proportioned bedrooms offering comfort and privacy
- Three stylish bath/shower rooms designed with modern fittings
- Lower floor space ideal for a home office, gym, or cinema room
- Off road parking
- Patio Area



Features

Mood lighting enhances the ambiance in both bedroom and living spaces, creating a relaxing environment.

The property features luxurious, fully tiled bathrooms with premium fittings, including walk-in showers, a freestanding bath, and underfloor heating for ultimate comfort. Both principal bedrooms benefit from built-in wardrobes and private en suite bath or shower rooms, adding a touch of luxury to these serene spaces.

For added convenience and safety, the property is equipped with an integrated fire alarm system.

Externally, there is off-road parking complete with an electric car charging point, as well as a spacious patio area ideal for outdoor entertaining.





Local Information

Florence House is situated in the heart of Lewes, a historic market town nestled within the South Downs National Park. Offering a direct train service to London in just over an hour and Brighton in under 20 minutes, the town provides excellent transport links.

Lewes boasts a vibrant community with:

- A diverse range of shops including Waitrose and Tesco, plus independent retailers.
- The Depot Cinema, a state-of-the-art venue showcasing diverse film selections.
- A thriving food scene with popular cafés, inns, and restaurants.
 - Monthly farmers' markets featuring local produce.

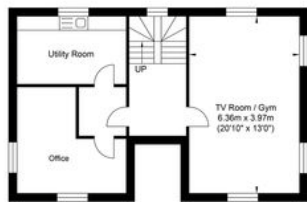
Nearby attractions include the world-renowned Glyndebourne Opera House and excellent sporting facilities for activities such as swimming, tennis, football, rugby, and cricket.

Education options are exceptional, with highly regarded primary, secondary, and independent schools all within walking distance.

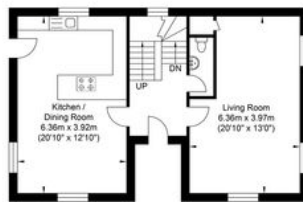
Viewings are now available. For further details on the reservation process, please contact our New Homes Manager, Sarah Hinken.

Floorplan

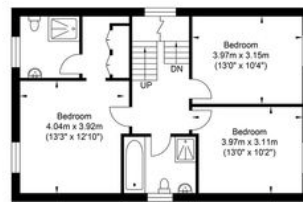
Foundry Street



Lower Ground Floor
Approximate Floor Area
644.97 sq ft
(59.92 sq m)



Ground Floor
Approximate Floor Area
644.97 sq ft
(59.92 sq m)



First Floor
Approximate Floor Area
695.02 sq ft
(64.57 sq m)



Second Floor
Approximate Floor Area
333.78 sq ft
(31.01 sq m)

Approximate Gross Internal Area = 215.42 sq m / 2318.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



4



2



3

Measurements are approximate and are for illustration purposes only.
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
If you require further verification please discuss with the buyer/owner of the property.



Scan here for more information

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