

# Florence House

ESTD  2024



**Oakley**

Your Sussex Property Expert



Please Note: The image used is a CGI image designed to give an indication of how the property is going to look. Details are subject to change, CGI images do not form part of a contract, perspective purchasers should satisfy themselves on finishing details and specification.

# Florence House

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Florence House is a substantial new home which offers a sympathetic blend of period charm and contemporary design.

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Arranged over four floors and spanning circa 2,318 sq. ft. this impressive new home enjoys two reception rooms, four bedrooms, three bath/shower rooms as well as lower floor space ideal for home office, gym or cinema room. The property is perfectly positioned in a tucked away location just off the historic Cliffe High Street at the foot of The South Downs with a selection of independent shops, restaurants and cafés all on your doorstep and less than a mile from Lewes train station. The property will further benefit from patio garden, off street parking and a 10 year new homes warranty.



## Kitchen

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Traditional kitchen with a contemporary twist.

Quartz work tops.

Integrated appliances including:  
Induction hob with down draft extraction,  
fridge/freezer, dishwasher & double oven

# Specification

## Heating

Under floor heating to Ground and Lower Ground floors & radiators to bedrooms powered by an Air Source Heat Pump. The house has an energy efficiency rating B. Environmental Impact A & SIPS system construction.

## External finishes

Mint fossil stone steps leading up to the house.  
Traditional brick exterior with traditional stone sills.  
Conservation slate roof.  
Roseview sash windows.

## Floor finishes

100% wool carpets to bedrooms,  
Oak flooring to Ground Floor  
Porcelanosa tiles to Lower ground.

## Lighting

5amp mood lighting circuit in 2 principle bedrooms and living spaces.  
LED down lighters.  
Pooky Light Fittings.  
Integrated Fire alarm system.

## Outside space

Gates opening onto off road parking for 1 car.  
Electric car charging point.  
Patio area.  
Perfect area for shed or outside kitchen / bar.  
Views of Firle beacon from principle bedroom.





Both principal bedrooms have built in wardrobes and en-suite bath/shower rooms.



# Bathrooms

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Fully tiled luxury bathrooms with Porcelanosa tiles, walk in showers, freestanding bath & under floor heating.





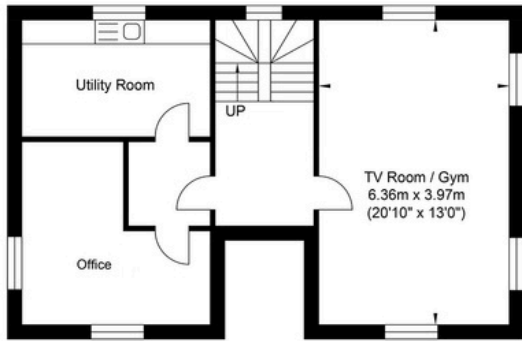
# Location

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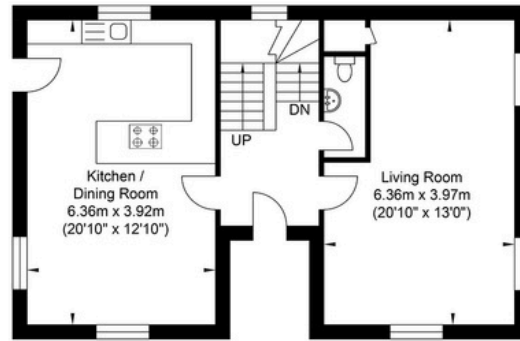
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approximately 4 miles from Lewes. High quality sports facilities including Pool , Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



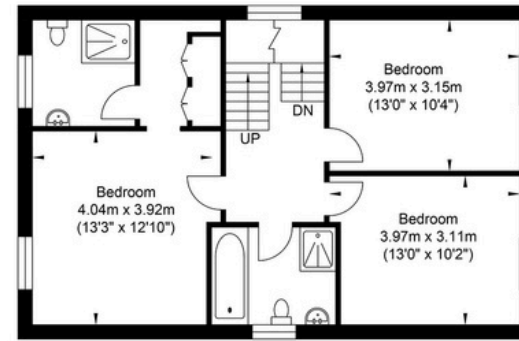
# Foundry Street



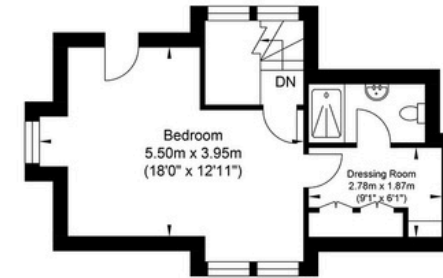
Lower Ground Floor  
Approximate Floor Area  
644.97 sq ft  
(59.92 sq m)



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.



Selling agent

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