

SOUTHDOWNSPARK
LEWES



RIVER OAKS
HOMES



THE COUNTY TOWN OF LEWES

LEWES IS HOME TO A WEALTH OF CREATIVE INDUSTRIES AND THE VIBRANT PATRONAGE OF THE ARTS CAN BE FELT THROUGH THE CHARACTER OF ITS LANES AND TWITTENS, AS YOU WANDER THROUGH THE TOWN.

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at Cote, the original Bills, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Have a pint of Harvey's, and take in some music in one of the many friendly pubs in the area.

Schooling in Lewes is exceptional and there are a range of well regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VIII.

Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast the first assembly of Parliament!



LEWES CASTLE GARDENS



RIVER OAKS HOMES IS RENOWNED FOR ITS
BESPOKE HIGH-END HOMES AND APARTMENTS
THROUGHOUT THE SOUTH EAST





WELCOME TO SOUTHDOWNS PARK

SOUTHDOWNS PARK IS A STUNNING NEW DEVELOPMENT CONSISTING OF 22 LUXURY HOUSES, 75 CONTEMPORARY APARTMENTS AND 5 OPULENT PENTHOUSES.

There are a selection of green spaces all around with river walks on the doorstep and easy access to the South Downs. Each property is finished with the highest attention to detail including beautifully crafted kitchens and contemporary bathrooms.

Every new home will enjoy a selection of either gardens, terraces or balconies and landscaped areas. Parking is provided for each home along with a selection of visitors spaces and electric charging points.



LOCATION IS EVERYTHING

FROM SOUTHDOWNS PARK YOU WILL HAVE THE PRIVILEGE OF TAKING IN SOME OF THE MOST INCREDIBLE VIEWS IN THE AREA STRETCHING ACROSS THE TOWN FROM LEWES CASTLE TO MOUNT CABURN AND LEWES GOLF CLUB ON THE HILLTOPS BEHIND.

Southdowns Park is ideally located just a short walk along the river from the historic Cliffe High Street where you will find a fabulous selection of independent, shops, bars and restaurants. Opposite is a vast open park, with towering trees that leads onto the banks of the River Ouse. Jenners Way connects Cliffe & Wileys Bridges, which sit at the centre of the Egrets Way. This stunning river walk stretches south of Lewes through Piddinghoe, Rodmell and Southease and continues north towards Offham & Hamsey.

EASY COMMUTE

Southdowns Park is perfectly placed for the commuter with Lewes Station less than a mile away. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 with links to the M23 and other major A roads in the South East.

TRAIN TIMES

Lewes to Brighton	16 minutes
Lewes to London Victoria	65 minutes
Lewes to Gatwick	31 minutes
Lewes to Haywards Heath	16 minutes
Lewes to Seaford	17 minutes
Lewes to Eastbourne	20 minutes



HOMES WILL ENJOY A SELECTION OF EITHER GARDENS, TERRACES OR BALCONIES AND LANDSCAPED AREAS



SOUTH DOWNS PARK SITE PLAN



- NORTH TERRACE
- EAST TERRACE
- THE QUAD
- WEST TERRACE

SOUTHDOWNSPARK
LEWES

FIRLE HOUSE & PETWORTH HOUSE FLOOR PLANS



A DEVELOPMENT BY
RIVER OAKS

FIRLE HOUSE - GROUND FLOOR



FLAT 1 FH	FT
Living/Dining	28'7 x 19'8
Bedroom 1	22'0 x 11'9
Bedroom 2	17'0 x 10'8
Bedroom 3	11'5 x 9'2
TOTAL	1,220FT²

FLAT 2 FH	FT
Living/Dining	19'2 x 17'6
Bedroom 1	8'8 x 18'8
Bedroom 2	9'0 x 11'3
TOTAL	760FT²

FLAT 3 FH	FT
Living/Dining	10'0 x 24'7
Bedroom 1	9'8 x 12'3
TOTAL	570FT²

FIRLE HOUSE - FIRST FLOOR

FLAT 6



FLAT 4 FH	FT
Living/Dining	13'9 x 21'3
Bedroom 1	13'1 x 18'0
Bedroom 2	14'6 x 11'1
TOTAL	907FT²

FLAT 5 FH	FT
Living/Dining	17'6 x 22'4
Bedroom 1	14'3 x 9'6
Bedroom 2	10'5 x 11'1
TOTAL	793FT²

FLAT 6 FH	FT
Living/Dining	18'8 x 17'6
Bedroom 1	10'0 x 12'1
Bedroom 2	8'4 x 12'1
TOTAL	778FT²

FLAT 7 FH	FT
Living/Dining	14'4 x 18'5
Bedroom 1	9'4 x 15'6
TOTAL	618FT²

FIRLE HOUSE - SECOND FLOOR



FLAT 8 FH	FT
Living/Dining	13'9 x 21'3
Bedroom 1	13'1 x 18'0
Bedroom 2	14'6 x 11'1
TOTAL	907FT²

FLAT 9 FH	FT
Living/Dining	17'6 x 22'4
Bedroom 1	14'3 x 9'6
Bedroom 2	10'5 x 11'1
TOTAL	791FT²

FLAT 10 FH	FT
Living/Dining	18'8 x 17'6
Bedroom 1	10'0 x 12'1
Bedroom 2	8'4 x 12'1
TOTAL	755FT²

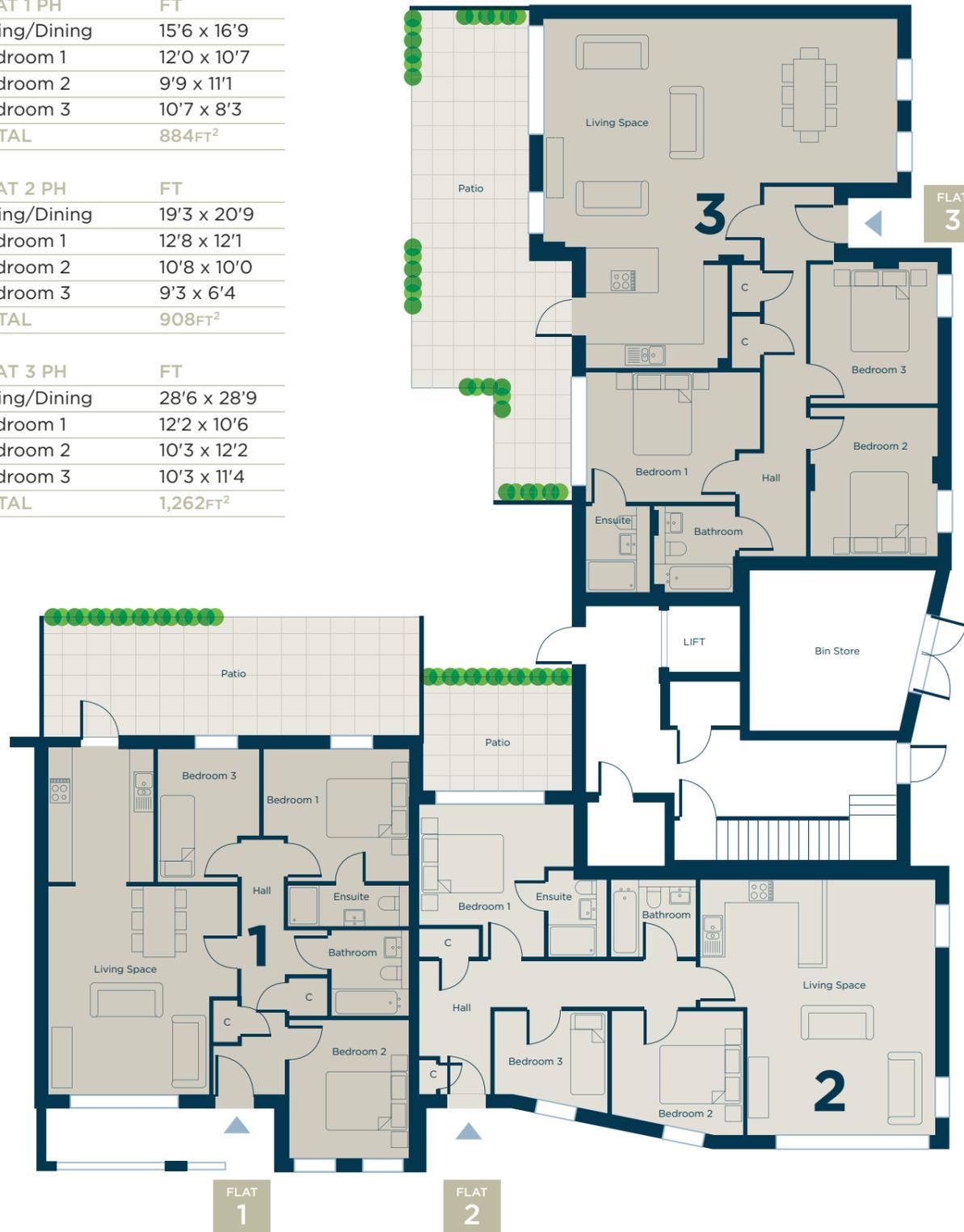
FLAT 11 FH	FT
Living/Dining	14'4 x 18'5
Bedroom 1	9'4 x 15'6
TOTAL	596FT²

PETWORTH HOUSE - GROUND FLOOR

FLAT 1 PH	FT
Living/Dining	15'6 x 16'9
Bedroom 1	12'0 x 10'7
Bedroom 2	9'9 x 11'1
Bedroom 3	10'7 x 8'3
TOTAL	884FT²

FLAT 2 PH	FT
Living/Dining	19'3 x 20'9
Bedroom 1	12'8 x 12'1
Bedroom 2	10'8 x 10'0
Bedroom 3	9'3 x 6'4
TOTAL	908FT²

FLAT 3 PH	FT
Living/Dining	28'6 x 28'9
Bedroom 1	12'2 x 10'6
Bedroom 2	10'3 x 12'2
Bedroom 3	10'3 x 11'4
TOTAL	1,262FT²



PETWORTH HOUSE - FIRST FLOOR

FLAT 4 PH	FT
Living/Dining	18'8 x 16'7
Bedroom 1	10'7 x 18'0
Bedroom 2	8'5 x 13'3
Bedroom 3	12'3 x 10'9
TOTAL	932FT²

FLAT 5 PH	FT
Living/Dining	22'3 x 20'9
Bedroom 1	10'3 x 13'2
Bedroom 2	9'2 x 10'2
TOTAL	800FT²

FLAT 6 PH	FT
Living/Dining	15'4 x 17'8
Bedroom 1	14'8 x 10'6
Bedroom 2	11'0 x 8'10
TOTAL	744FT²

FLAT 7 PH	FT
Living/Dining	13'9 x 21'5
Bedroom 1	14'4 x 11'3
Bedroom 2	9'6 x 13'6
TOTAL	904FT²



PETWORTH HOUSE - SECOND FLOOR

FLAT 8 PH	FT
Living/Dining	18'8 x 16'7
Bedroom 1	10'7 x 18'0
Bedroom 2	8'4 x 13'3
Bedroom 3	12'3 x 10'9
TOTAL	932FT²

FLAT 9 PH	FT
Living/Dining	22'3 x 20'9
Bedroom 1	10'3 x 13'2
Bedroom 2	9'2 x 10'2
TOTAL	800FT²

FLAT 10 PH	FT
Living/Dining	19'0 x 17'8
Bedroom 1	14'8 x 10'6
Bedroom 2	11'0 x 8'10
TOTAL	742FT²

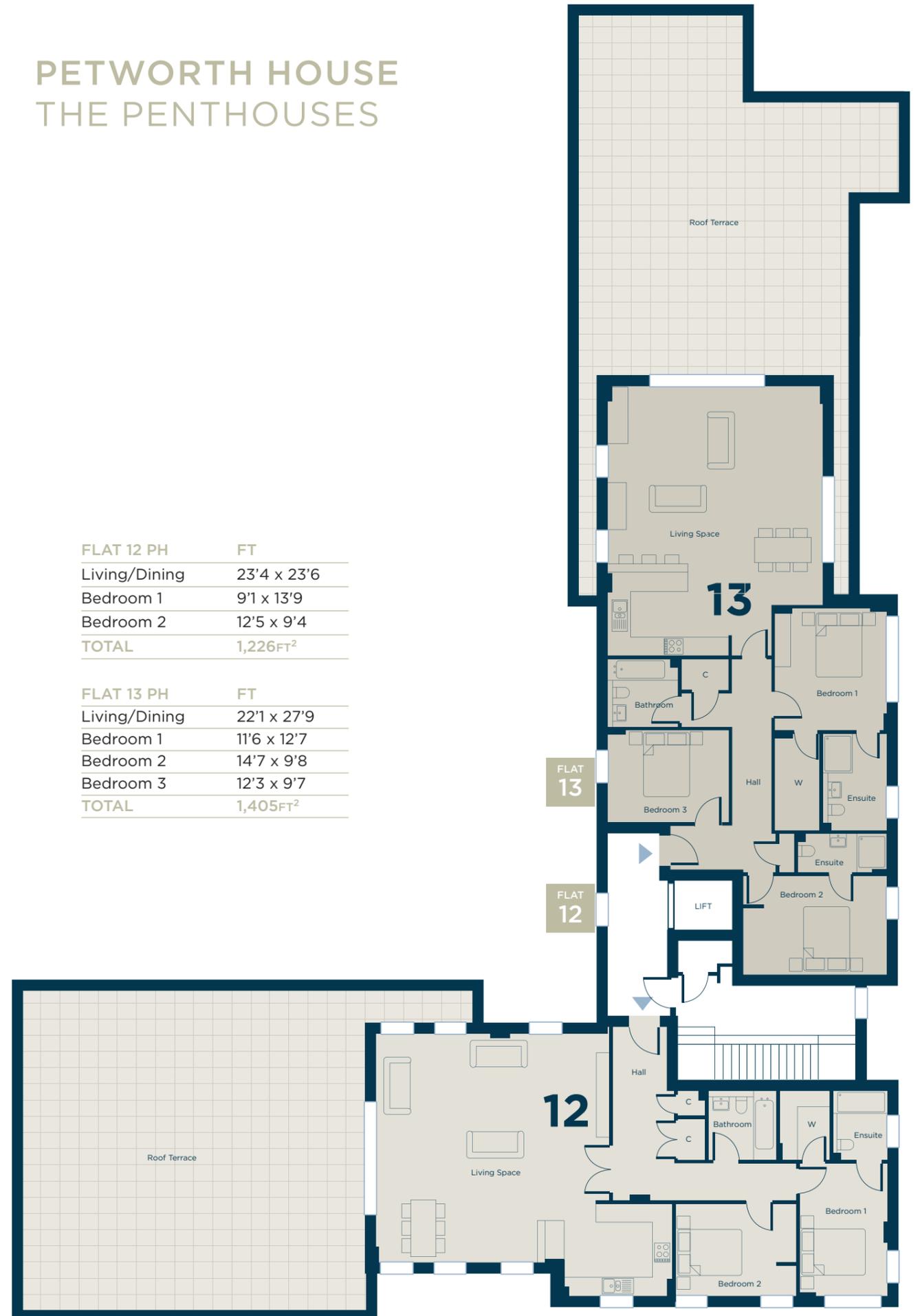
FLAT 11 PH	FT
Living/Dining	13'9 x 21'5
Bedroom 1	14'45 x 11'3
Bedroom 2	9'6 x 13'7
TOTAL	905FT²



PETWORTH HOUSE THE PENTHOUSES

FLAT 12 PH	FT
Living/Dining	23'4 x 23'6
Bedroom 1	9'1 x 13'9
Bedroom 2	12'5 x 9'4
TOTAL	1,226FT²

FLAT 13 PH	FT
Living/Dining	22'1 x 27'9
Bedroom 1	11'6 x 12'7
Bedroom 2	14'7 x 9'8
Bedroom 3	12'3 x 9'7
TOTAL	1,405FT²





PHASING

THE EAST TERRACE

The East Terrace was the first release at Southdowns Park and now completed it incorporated Hamsey House and Glynde House. 22 Apartments in total with a selection of 1 & 2 bedrooms available and 2 & 3 bedroom Penthouses with impressive and expansive terraces. Positioned on the east side of the development the orientation offers views towards Lewes town, Mount Caburn and The Downs.

THE NORTH TERRACE

Now completed the North Terrace encompasses Park Drive and were the first houses to be released at Southdowns Park. Park Drive sits proudly at the top of the scheme and offers a selection of 3 & 4 bedroom houses with gardens, car ports and views across the town.

THE WEST TERRACE

The West Terrace will enjoy views over the park opposite towards the River Ouse. Within this section of the development there are 3 bedroom houses on Blakes Walk all of which overlook the parkland. Oliver House has a selection of 1 & 2 bedroom apartments and a truly impressive Penthouse with roof terrace overlooking the park.

THE QUAD

The Quad is at the heart of Southdowns Park and includes apartments at Ditchling House, Alfriston House, Petworth House and Firle House, all of which offer a selection of 1 & 2 bedroom apartments and impressive 2 & 3 bedroom Penthouses. The Quad also covers a section of 3 & 4 bedroom houses on Blakes Walk & Park Drive.

HALLWAYS, KITCHENS,
LOUNGES AND LOBBIES
ARE FITTED WITH
KARNDÉAN FLOORING





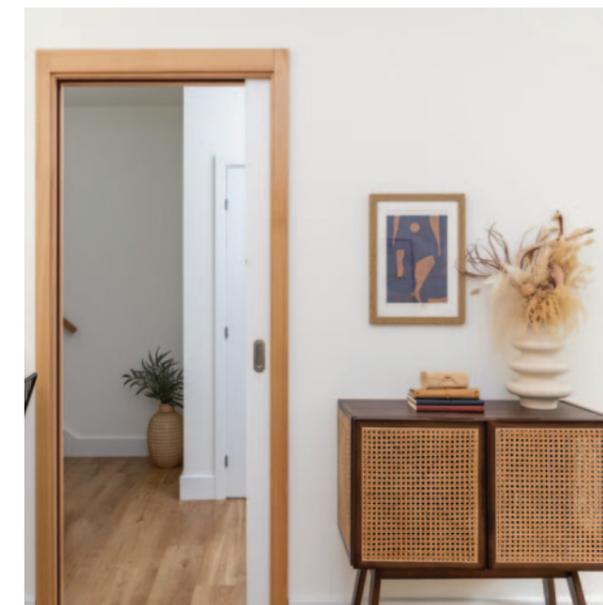
RIVER OAKS HOMES

RIVER OAKS HOMES IS RENOWNED FOR ITS BESPOKE HIGH-END HOMES AND APARTMENTS THROUGHOUT THE SOUTH EAST.

Founded in 1997 with the intent to develop a series of properties suited to modern living. River Oaks Homes has grown to become one of the most highly regarded property companies in the southeast, with new developments currently underway alongside its existing venues in Brighton, East Sussex and Kent.

River Oaks have a passion for design and their works include everything from apartments to townhouses, family homes and feature properties, all with their own unique character which retains the high quality standards buyers have come to expect.

Founded by Ray Charmak, a Chartered Accountant who spearheads and oversees all developments with a passion for construction and design, combined with a meticulous attention to detail. River Oaks Homes has a long legacy of creating high end bespoke properties and champions new and adaptive spaces to live, work and thrive.



SPECIFICATION

KITCHENS & UTILITY ROOMS

Contemporary high end quality kitchens featuring Quartz stone worktops and a range of high end integrated appliances including fridge/freezers, ovens, microwaves, dishwashers and induction hobs.

BATHROOMS & EN SUITES

Luxury fitted suites designed in a contemporary style with white sanitaryware, chrome taps, heated towel rails and W/C with chrome finish flush plates and Porcelanosa tiles.

FLOOR FINISHES

Hallways, kitchens, lounges and lobbies are fitted with Karndean flooring. All other rooms will be fitted with a selection of high quality carpets. All bathrooms and en suites are fitted with contemporary Porcelanosa tiles.

HEATING

The apartments feature a wet underfloor heating system powered by a combi boiler. The houses use a combination of wet underfloor heating and radiators to give the best flexibility and response.

LIGHTING

Lumi-Plugin downlights to kitchen, hallways en suites and bathrooms. Lumi-Plugin LED downlight fitted with integrated fire safety and energy-saving innovation unclutter ceilings to create beautifully streamlined interiors.

ADDITIONAL FEATURES

All principle bedrooms have built in wardrobes. Apartments are wired to a central point for TV and broadband. An eight person lift services all upper apartment floors. Communal bike storage and bin storage areas are available. External lighting to balconies and to communal areas. All properties to be decorated throughout in a timeless white finish. Pedestrian access to Blakes Walk and onto Mayhew Way. All properties feature high ceilings throughout.

EXTERNAL FINISHES

The apartment buildings are finished externally with a mixture of a stunning weathered light grey brick with light grey mortar and in some areas with dark grey aluminium cladding and guttering. Windows and doors are powder coated aluminium double glazed finished in grey, with large contemporary sliding doors designed for easy maintenance. Apartment blocks are finished with sedum green roofs that are environmentally beneficial and help to blend in within the surrounding area.

OUTSIDE SPACE

Every property benefits from private outside space with a selection of gardens, balconies and roof terraces with a selection of stunning uninterrupted views of Lewes and the South Downs. Private communal landscaped garden areas.

PARKING

Each of the apartments at South Downs Park comes with one allocated off road parking space and each of the houses has parking for up to two vehicles. Full parking plans are available upon request.

SECURITY & PEACE OF MIND

Mains fed heat and smoke detectors with battery backup. Video door entry system to each apartment. All houses and apartments benefit from a 10 year ICW new build home insurance warranty.

CONTEMPORARY HIGH END QUALITY KITCHENS
FEATURING QUARTZ STONE WORKTOPS AND A
RANGE OF HIGH END INTEGRATED APPLIANCES





SOUTHDOWN'S PARK
LEWES

ENVIRONMENT & SUSTAINABILITY

LANDSCAPE AND ENVIRONMENT HAS BEEN AN INTEGRAL PART OF THE DESIGN PROCESS AT SOUTHDOWN'S PARK.

There will be a residential and pedestrian biased environment where the car is accommodated but does not dominate. The vehicle speeds are controlled by the use of strategically placed planting and material changes enhancing the 'homezone' environment.

In key locations space has been exploited to create both doorstep play spaces and wildlife habitat zones. With the likes of sedum green roofs on the apartments the green theme is evident throughout with conscious efforts to encourage wildlife throughout the site.

Specific ecology zones have been created within Southdown's Park to support and nurture local wildlife.

BEDROOMS ARE FITTED WITH HIGH QUALITY CARPETS, FLOOR TO CEILING WINDOWS & BENEFIT FROM A RANGE OF FITTED WARDROBES AND LUXURY EN SUITE SHOWEROOMS



VIEW FROM THE WEST TERRACE



All enquiries to Oakley
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oakleyproperty.com

Please note: These details are intended to give a general indication of the proposed development and floor layout. The developer reserves the right to alter any part of the development, specification, or floor layout at any time. The contents herein shall not form any part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Applicants are advised to contact the developer's agent to ascertain the availability of any particular type of property. All properties finished to the requirements of the local District Council Planning and Building Control with 10 year ICW Structural Warranty.

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HOMES STRIVE
TO BRING
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BALANCE INTO
THEIR HOMES.

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A DEVELOPMENT BY

RIVER OAKS

— HOMES —



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