



Striking modern house in the town centre

Watergate House, Watergate Lane, Lewes, East Sussex, BN7 1UG

Freehold



Hall • Sitting/dining room with balcony • Kitchen/breakfast room • Master bedroom, dressing room and en suite bathroom • 3 further bedrooms (all en suite) • Cinema room • Games room • Utility room/kitchen 2 • Cloakrooms • Terraces • Double garage • EPC rating = C

About the property

Watergate House is a striking detached house, formerly The Music Centre, completed in 2007 and occupying a prime position in the centre of Lewes. The property is stylish and well-proportioned, offering neutral decor with a mix of tiled and wood flooring, and ideally suited to modern life with a large open plan reception room with balcony complemented by a kitchen/breakfast room on the first floor, and a games room with bar and cinema room served by a secondary kitchen on the lower ground floor.

There is a spacious master bedroom suite with three further bedroom suites arranged on the ground and lower ground floors.

Two terraces, accessed from the ground floor and the kitchen respectively, provide covered outside space, with lovely views across the town; the house has the additional benefit of a double garage.

Situation

Situated on Watergate Lane, off the High Street in Lewes. Lewes has many independent restaurants, shops, markets and a cinema, and is also well served by a range of supermarkets and High Street chains.

Leisure and sports activities are plentiful, with open air swimming at the Pells pool, a

leisure centre and local golf, rugby, cricket and football clubs.

Mainline Rail Services: Lewes station (about 1/5 of a mile walking distance) offers direct services to London Victoria, London Bridge and Brighton.

Road: A27/A23/M23 to the west and A26 to the east. Brighton 10 miles, Gatwick airport 25 miles.

Schools: There is a good selection of state and independent schools in the area including Southover primary school, Priory School, Lewes Old Grammar School, Brighton College, Burgess Hill Girls, Hurstpierpoint College and Roedean.

Services

Gas fired central heating (electric underfloor heating in reception hall, basement hall, kitchen and bathrooms), air con in kitchen and master bedroom. All mains services.

Local Authority

Lewes DC, council tax band H. Parking zone D.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills on 01444 446000.





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Approximate Area 458.6 sq m / 4936 sq ft (Excluding Void)

Garage 36.6 sq m / 394 sq ft

Total 495.2 sq m / 5330 sq ft

Rohan Vines

Savills Haywards Heath

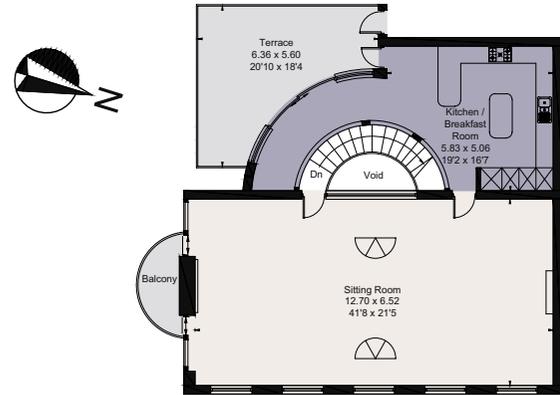
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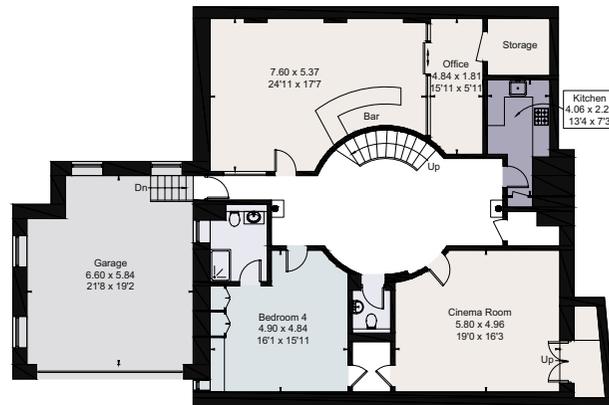


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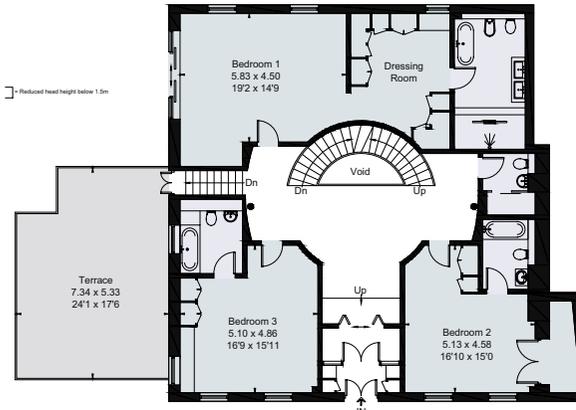
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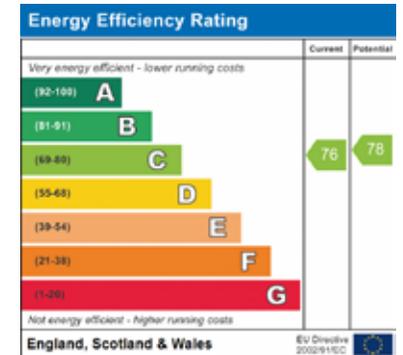
First Floor



Lower Ground Floor



Ground Floor



For identification only. Not to scale. © TP/91028003

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