

THE MODERN HOUSE



*East Sussex
Sold*

Lewes

This wonderful eco-friendly five-bedroom house with garden looks over the historic town of Lewes from its prominent hillside position. The house was completed in 2013 to a design by architects BBM Sustainable Design.

Internal accommodation extends to over 2,320 sq ft and is accessed at street level to the middle of three floors. Upon entry, one is immediately presented with far-reaching views to the south over a valley of neighbouring gardens. The sitting room and study are adjoined by a sliding pocket door which, along with glazed bi-fold doors across the entire sheltered balcony, retract to create a sensational open space. From the entrance hall, there is access to an integral fully-insulated garage, a bedroom currently used as a second study, and shower room with guest WC.

Both lower levels have polished concrete floors with underfloor heating, which are cleverly utilised to absorb heat from the sun through the south-facing windows that release the heat in the evenings. This is designed to be most effective in winter when the sun is low and penetrates more of the floors.

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The lower floor comprises a large open-plan living/dining room with wood stove, and a kitchen area with stainless steel worktops and bespoke cabinets that are faced in burnt-ash ply by TinTab. To the rear is a separate utility room. Enormous glazed sliding doors open to a large terrace and a beautifully landscaped and very private garden. The house is predominantly wrapped in cedar gap boarding, with the north-facing pitch clad in dark Riven Slate.

The upper level is accessed via an oak spiral staircase and flooded in light from slit windows and several roof lights. There are four double bedrooms, one with en-suite shower room, and a further family bathroom.

The expansive loft space is boarded and insulated, and contains an MVHR unit (mechanically ventilated heat recovery unit) and solar thermal pump. The surface of the south-facing roof elevation is made up of integrated solar thermal and photo-voltaic panels, and the house currently operates without energy costs. There is parking for up to four cars.

The house is located on Prince Edwards Road, less than a mile from the centre of Lewes, within the South Downs National Park. The architecture of the town consists of a lovely blend of medieval, Georgian and Victorian streets, through which it's famous bonfire procession meanders annually. There are a number of good pubs and restaurants in the area. Glyndebourne Opera House is around 11 minutes by car.

The house is approximately 18 minutes' walk to Lewes railway station which has services to London Victoria in around 63 minutes and Clapham Junction in under an hour. There are also direct services to Gatwick Airport in approximately 31 minutes. Lewes is on the A27, which connects with the A23 London to Brighton Road north of Brighton.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.