

SOUTHDOWNS PARK  
LEWES





CGI OF THE NORTH TERRACE AT SOUTH DOWNS PARK

## 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.

[SOUTHDOWNSPARKLEWES.CO.UK](http://SOUTHDOWNSPARKLEWES.CO.UK)

## 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.

[SOUTHDOWNSPARKLEWES.CO.UK](http://SOUTHDOWNSPARKLEWES.CO.UK)

## 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



# SOUTH DOWNS PARK SITE PLAN





## PHASING

### THE EAST TERRACE

The East Terrace will be the first release at Southdowns Park and will incorporate 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 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. Washington House has a selection of 1 & 2 bedroom apartments and a truly impressive Penthouse with roof terrace overlooking the park.

### THE NORTH TERRACE

The North Terrace encompasses Park Drive and will be 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 QUAD

The Quad is at the heart of Southdowns Park and includes apartments at Ditchling House, Alfriston House, Petworth House and Firlie 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 EITHER KARNDÉAN FLOORING OR ENGINEERED WOOD

# 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.

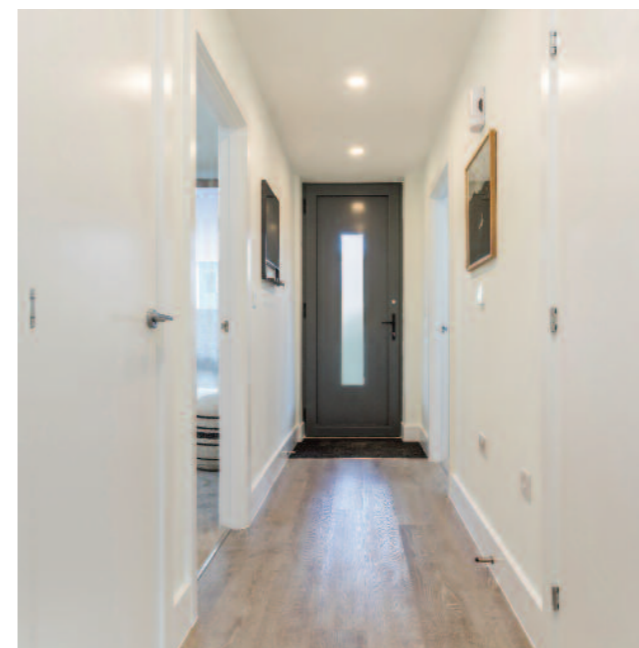
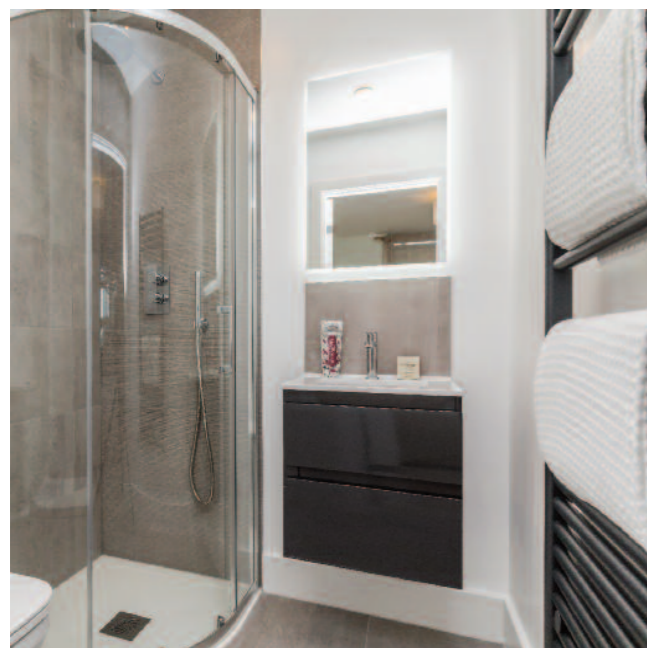
River Oaks have a passion for design and their works include everything from apartments to townhouses, family homes and feature properties, all with their own unique character which retains the high quality standards buyers have come to expect.

Founded by Ray Charmak, a Certified Chartered Accountant who spearheads and oversees all developments in partnership with his son Oliver. In 2003 Oliver joined River Oaks Homes and brings 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.



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





SOUTH DOWNS PARK  
LEWES

## 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 either Karndean flooring or engineered wood in specific units. 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 Virgin TV and BT fibre optic 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.

### 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 1 & 2 bedroom apartment has one allocated off road parking space. There are a selection of communal visitors parking spaces and electric car charging facilities. Each house and all 3 bedroom apartments has parking for two vehicles.

### 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





## 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 Southdowns 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





All enquiries to Oakley  
**01273 487444**  
lewes@oakleyproperty.com  
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.





SOUTHDOWNS PARK  
LEWES



# NORTH TERRACE FLOOR PLANS

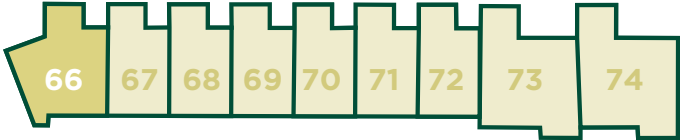
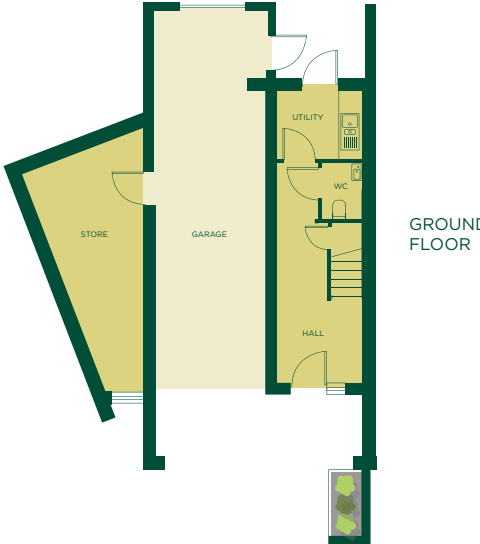


# NORTH TERRACE FLOOR PLANS

## NO. 66

FOUR BEDROOM HOUSE

FIRST FLOOR	M	FT
Living & Dining	7.7 x 7.1	25'3" x 23'3"
Bedroom 1	3.9 x 3.1	12'9" x 10'2"
<b>SECOND FLOOR</b>		
Bedroom 2	5.8 x 3.1	19'0" x 10'2"
Bedroom 3	3.9 x 3.1	12'9" x 10'2"
Study/Bedroom 4	2.7 x 2.3	8'10" x 7'7"
<b>TOTAL</b>	<b>158.9sqm</b>	<b>1,710sft</b>



# NORTH TERRACE FLOOR PLANS

## NOs. 67-71

THREE/FOUR BEDROOM HOUSE

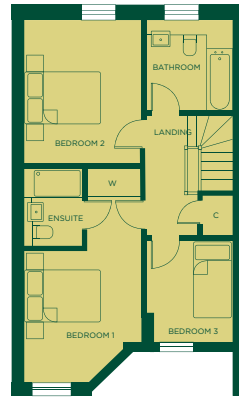
### FIRST FLOOR

Living / Dining	9.8 x 5.6	32'2" x 18'4"
Study/Bedroom 4	2.5 x 2.4	8'2" x 7'10"

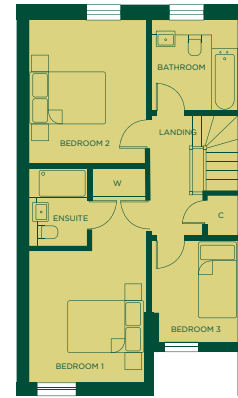
### SECOND FLOOR

Bedroom 1	5.7 x 3.1	18'8" x 10'2"
Bedroom 2	3.9 x 3.1	12'9" x 10'2"
Bedroom 3	2.7 x 2.3	8'10" x 7'7"

<b>TOTAL</b>	<b>117.1sm</b>	<b>1,260sft</b>
--------------	----------------	-----------------



SECOND FLOOR



## NOs. 72

FOUR BEDROOM HOUSE

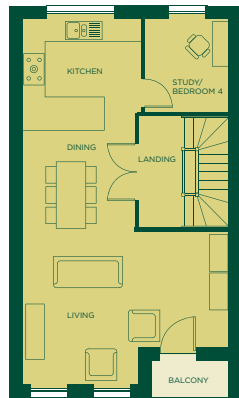
### FIRST FLOOR

Living & Dining	10.6 x 5.6	34'9" x 18'4"
Study/Bedroom 4	2.5 x 2.4	8'2" x 7'10"

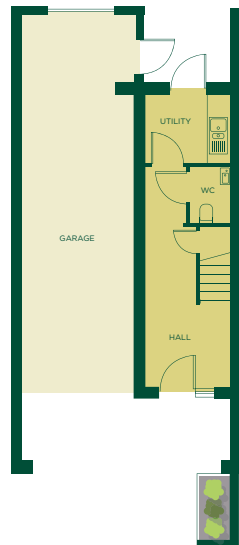
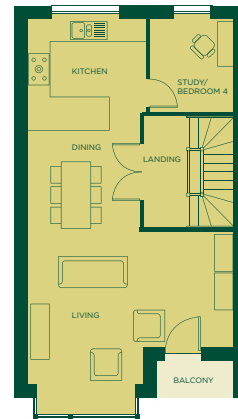
### SECOND FLOOR

Bedroom 1	5.8 x 3.1	19'0" x 10'2"
Bedroom 2	3.9 x 3.1	12'9" x 10'2"
Bedroom 3	2.7 x 2.3	8'10" x 7'7"

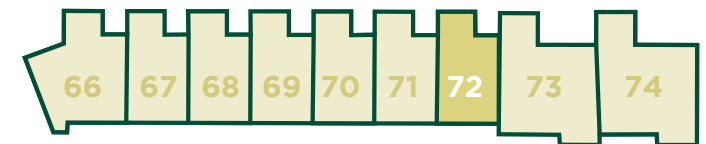
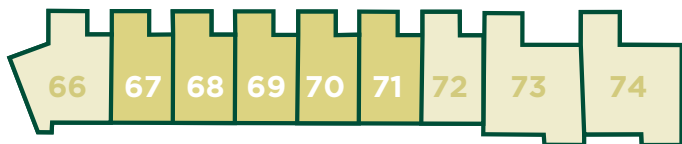
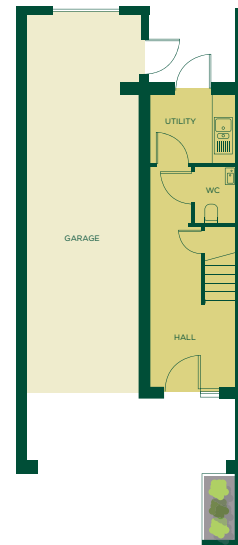
<b>TOTAL</b>	<b>120.1sm</b>	<b>1,293sft</b>
--------------	----------------	-----------------



FIRST FLOOR



GROUND FLOOR



# NORTH TERRACE FLOOR PLANS

## NOS. 73 & 74

FOUR BEDROOM HOUSE

### GROUND FLOOR

Living & Dining	9.0 x 4.6	29'6" x 15'1"
-----------------	-----------	---------------

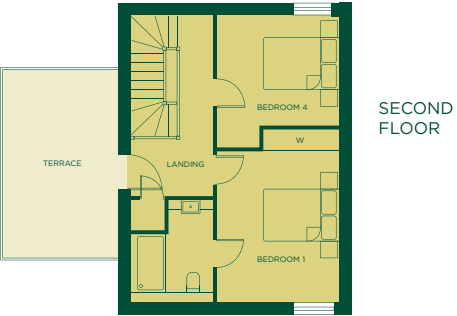
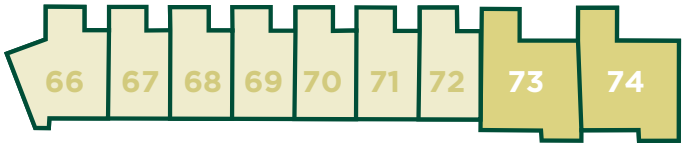
### FIRST FLOOR

Living Room	5.6 x 4.4	18'4" x 14'5"
Bedroom 2	3.5 x 3.3	11'6" x 10'10"
Bedroom 3	3.8 x 3.2	12'6" x 10'6"

### SECOND FLOOR

Bedroom 1	4.6 x 3.3	15'1" x 10'10"
Bedroom 4	3.5 x 3.3	11'6" x 10'10"

<b>TOTAL</b>	<b>158.4sm</b>	<b>1,705sft</b>
--------------	----------------	-----------------



**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.

SOUTHDOWNS PARK  
LEWES



# EAST TERRACE FLOOR PLANS



# EAST TERRACE - FIRST FLOOR PLANS

## GLYNDE HOUSE

PLOT 82 (FLAT 3 GH)	M	FT
Living / Dining	6.5 x 4.3	21'4 x 14'1
Bedroom 1	5.3 x 2.9	17'5 x 9'6
Bedroom 2	4.3 x 2.7	14'1 x 8'10
<b>TOTAL</b>	<b>71.5sqm</b>	<b>770sft</b>

PLOT 83 (FLAT 2 GH)	M	FT
Living / Dining	7.0 x 5.7	22'11 x 18'8
Bedroom 1	5.1 x 2.9	16'9 x 9'6
Bedroom 2	5.1 x 2.5	16'9 x 8'2
<b>TOTAL</b>	<b>73.1sqm</b>	<b>787sft</b>

PLOT 84 (FLAT 4 GH)	M	FT
Living / Dining	7.1 x 5.8	23'4 x 19'9
Bedroom 1	5.1 x 2.8	16'9 x 9'2
Bedroom 2	5.1 x 2.5	16'9 x 8'2
<b>TOTAL</b>	<b>73.1sqm</b>	<b>787sft</b>

PLOT 85 (FLAT 5 GH)	M	FT
Living / Dining	6.5 x 5.0	21'4 x 16'5
Bedroom 1	5.3 x 2.9	17'5 x 9'6
Bedroom 2	5.0 x 3.0	16'5 x 9'10
<b>TOTAL</b>	<b>73.3sqm</b>	<b>789sft</b>

## HAMSEY HOUSE

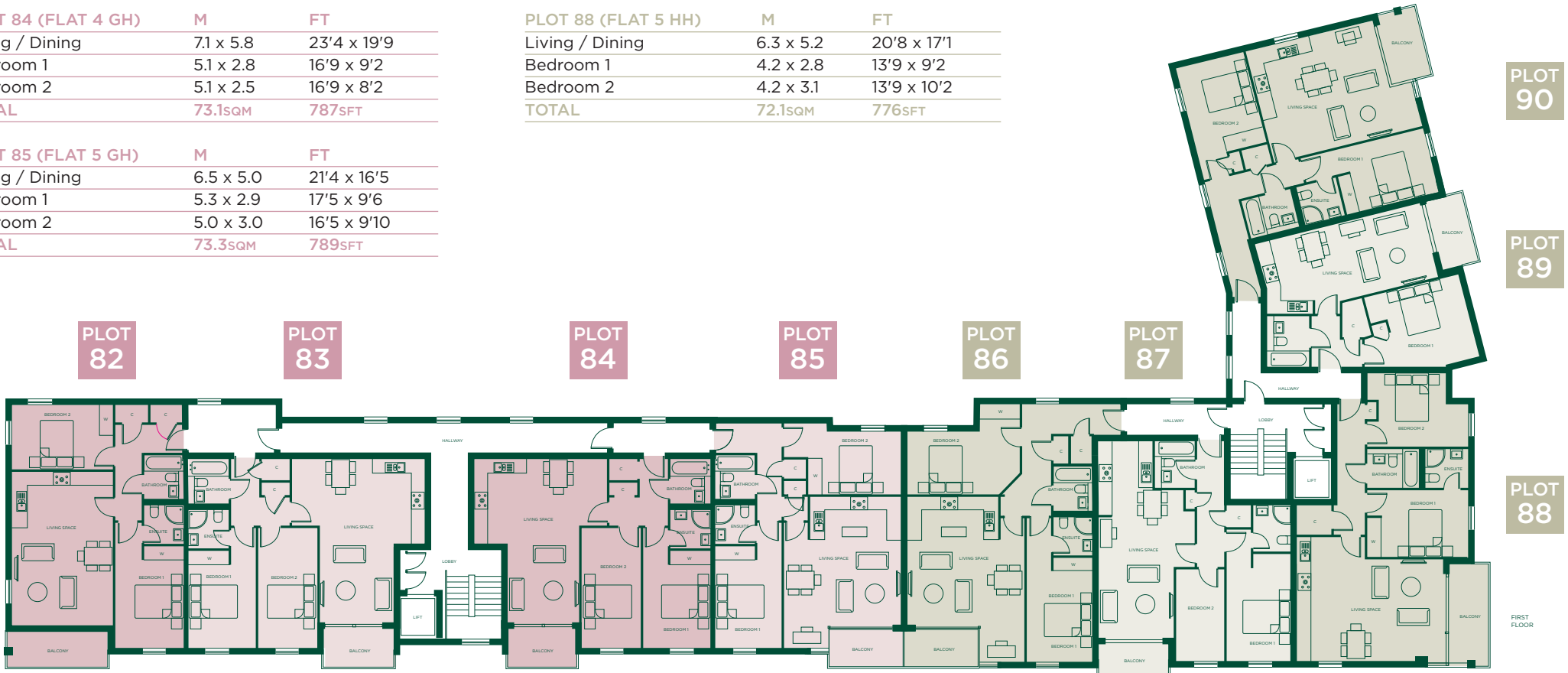
PLOT 86 (FLAT 2 HH)	M	FT
Living / Dining	7.0 x 5.0	22'11 x 16'5
Bedroom 1	6.1 x 2.8	20'0 x 9'2
Bedroom 2	4.9 x 3.8	16'1 x 12'6
<b>TOTAL</b>	<b>81.3sqm</b>	<b>875sft</b>

PLOT 87 (FLAT 1 HH)	M	FT
Living / Dining	8.5 x 4.2	27'10 x 13'9
Bedroom 1	5.6 x 2.8	18'5 x 9'2
Bedroom 2	3.9 x 2.1	12'10 x 6'11
<b>TOTAL</b>	<b>66.5sqm</b>	<b>716sft</b>

PLOT 88 (FLAT 5 HH)	M	FT
Living / Dining	6.3 x 5.2	20'8 x 17'1
Bedroom 1	4.2 x 2.8	13'9 x 9'2
Bedroom 2	4.2 x 3.1	13'9 x 10'2
<b>TOTAL</b>	<b>72.1sqm</b>	<b>776sft</b>

PLOT 89 (FLAT 4 HH)	M	FT
Living / Dining	7.3 x 3.6	23'11 x 11'10
Bedroom 1	4.2 x 3.6	13'9 x 11'10
<b>TOTAL</b>	<b>50.3sqm</b>	<b>541sft</b>

PLOT 90 (FLAT 3 HH)	M	FT
Living / Dining	6.5 x 4.9	21'4 x 16'1
Bedroom 1	5.4 x 2.8	17'9 x 9'2
Bedroom 2	4.9 x 2.9	16'1 x 9'6
<b>TOTAL</b>	<b>74.7sqm</b>	<b>804sft</b>



# EAST TERRACE - SECOND FLOOR PLANS

## GLYNDE HOUSE

PLOT 91 (FLAT 7 GH)	M	FT
Living / Dining	6.5 x 4.3	21'4 x 14'1
Bedroom 1	5.3 x 2.9	17'5 x 9'6
Bedroom 2	4.3 x 2.7	14'1 x 8'10
<b>TOTAL</b>	<b>71.5sqm</b>	<b>770sft</b>

PLOT 92 (FLAT 6 GH)	M	FT
Living / Dining	7.0 x 5.7	22'11 x 18'8"
Bedroom 1	5.1 x 2.9	16'9 x 9'6
Bedroom 2	5.1 x 2.5	16'9 x 8'2
<b>TOTAL</b>	<b>73.1sqm</b>	<b>787sft</b>

PLOT 93 (FLAT 8 GH)	M	FT
Living / Dining	7.1 x 5.8	23'4 x 19'9
Bedroom 1	5.1 x 2.8	16'9 x 9'2
Bedroom 2	5.1 x 2.5	16'9 x 8'2
<b>TOTAL</b>	<b>73.1sqm</b>	<b>787sft</b>

PLOT 94 (FLAT 9 GH)	M	FT
Living / Dining	6.5 x 5.0	21'4 x 16'5
Bedroom 1	5.3 x 2.9	17'5 x 9'6
Bedroom 2	5.0 x 3.0	16'5 x 9'10
<b>TOTAL</b>	<b>73.3sqm</b>	<b>789sft</b>

## HAMSEY HOUSE

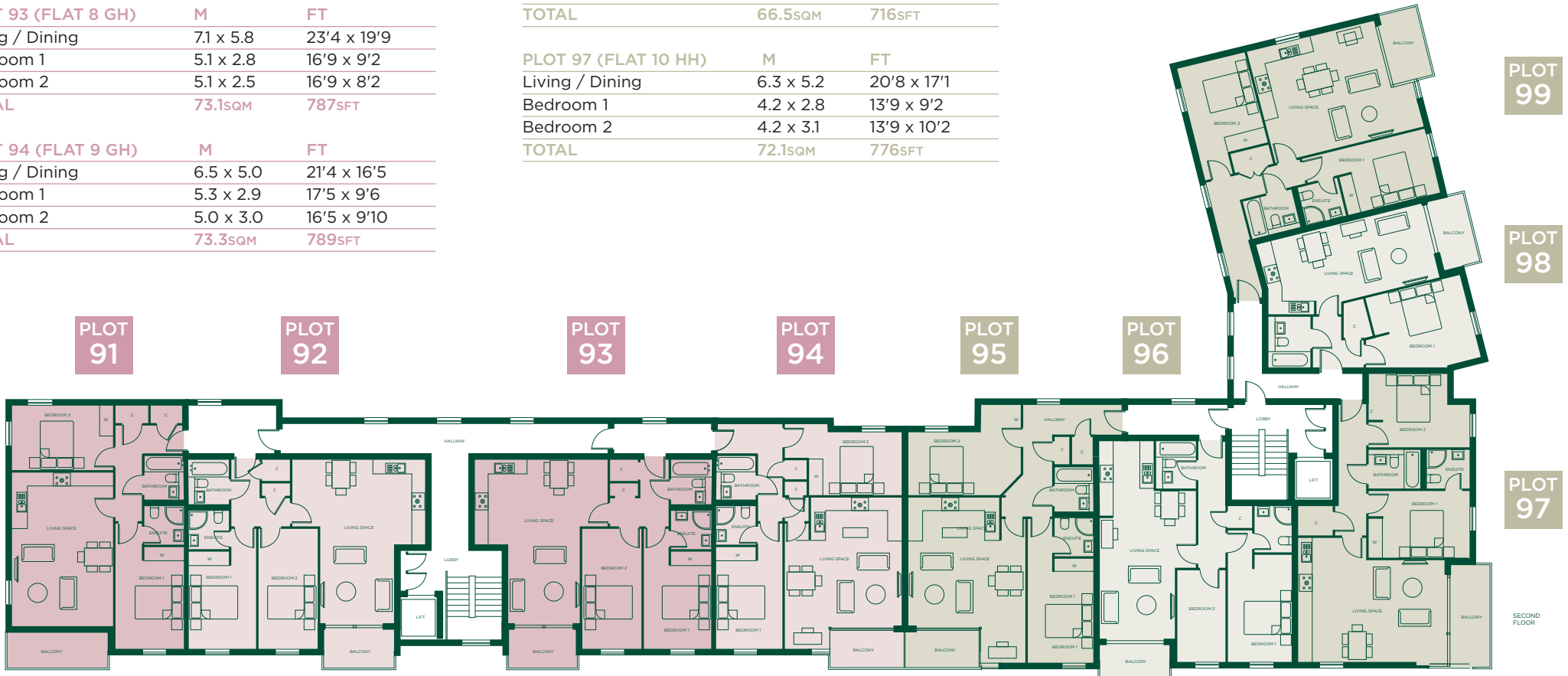
PLOT 95 (FLAT 7 HH)	M	FT
Living / Dining	7.0 x 5.0	22'11 x 16'5
Bedroom 1	6.1 x 2.8	20'0 x 9'2
Bedroom 2	4.9 x 3.8	16'1 x 12'6
<b>TOTAL</b>	<b>81.3sqm</b>	<b>875sft</b>

PLOT 96 (FLAT 6 HH)	M	FT
Living / Dining	8.5 x 4.2	27'10 x 13'9
Bedroom 1	5.6 x 2.8	18'5 x 9'2
Bedroom 2	3.9 x 2.1	12'10 x 6'11
<b>TOTAL</b>	<b>66.5sqm</b>	<b>716sft</b>

PLOT 97 (FLAT 10 HH)	M	FT
Living / Dining	6.3 x 5.2	20'8 x 17'1
Bedroom 1	4.2 x 2.8	13'9 x 9'2
Bedroom 2	4.2 x 3.1	13'9 x 10'2
<b>TOTAL</b>	<b>72.1sqm</b>	<b>776sft</b>

PLOT 98 (FLAT 9 HH)	M	FT
Living / Dining	7.3 x 3.6	23'11 x 11'10
Bedroom 1	4.2 x 3.6	13'9 x 11'10
<b>TOTAL</b>	<b>50.3sqm</b>	<b>541sft</b>

PLOT 99 (FLAT 8 HH)	M	FT
Living / Dining	6.5 x 4.9	21'4 x 16'1
Bedroom 1	5.4 x 2.8	17'9 x 9'2
Bedroom 2	4.9 x 2.9	16'1 x 9'6
<b>TOTAL</b>	<b>74.7sqm</b>	<b>804sft</b>



# EAST TERRACE - GROUND FLOOR

## GLYNDE HOUSE

PLOT 80 (FLAT 10 GH)	M	FT
Living / Dining	5.8 x 5.3	19'0 x 17'5
Bedroom 1	4.4 x 3.2	14'5 x 10'6
Bedroom 2	4.0 x 3.0	13'1 x 9'10
<b>TOTAL</b>	<b>71.8SQM</b>	<b>773SFT</b>

PLOT 81 (FLAT 1 GH)	M	FT
Living / Dining	7.7 x 4.1	25'3 x 13'5
Bedroom	4.1 x 2.7	13'5 x 8'10
<b>TOTAL</b>	<b>54.1SQM</b>	<b>582SFT</b>

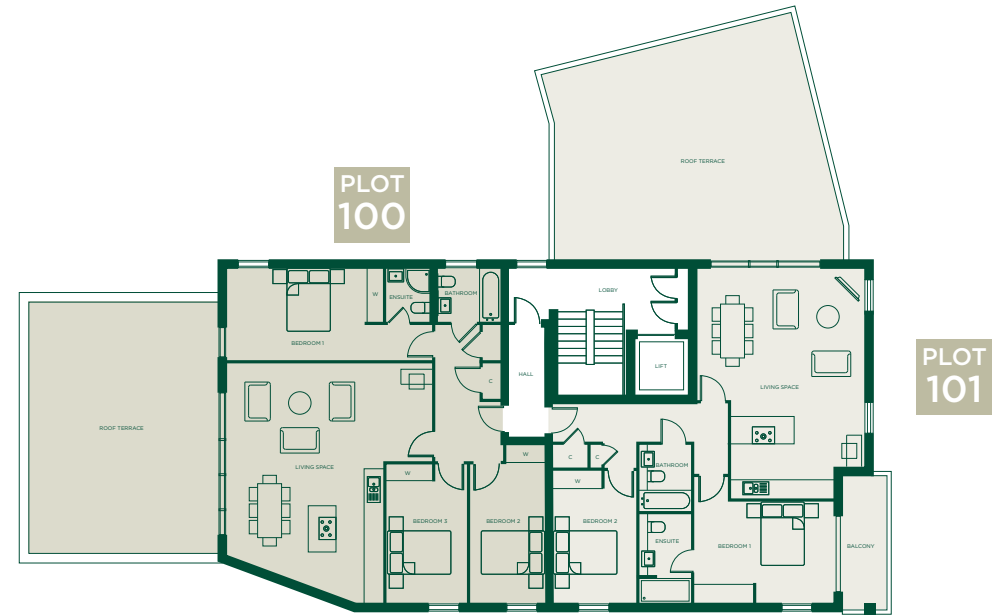


# EAST TERRACE - THIRD FLOOR

## HAMSEY HOUSE - PENTHOUSES

PLOT 100 (FLAT 12 HH)	M	FT
Living / Dining	7.9 x 6.7	25'11 x 21'11
Bedroom 1	6.7 x 3.0	21'11 x 9'10
Bedroom 2	5.2 x 2.5	17'1 x 8'2
Bedroom 3	4.5 x 2.7	14'9 x 8'10
<b>TOTAL</b>	<b>103.2SQM</b>	<b>1,111SFT</b>

PLOT 101 (FLAT 11 HH)	M	FT
Living / Dining	7.5 x 5.5	24'7 x 18'1
Bedroom 1	4.6 x 4.1	15'1 x 13'5
Bedroom 2	4.7 x 2.8	15'5 x 9'2
<b>TOTAL</b>	<b>86.3SQM</b>	<b>929SFT</b>



**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.



A DEVELOPMENT BY  
**RIVER OAKS**  
— HOMES —



OAKLEY • 14A HIGH STREET • LEWES • EAST SUSSEX • BN7 2LN  
T 01273 487444 • E LEWES@OAKLEYPROPERTY.COM • OAKLEYPROPERTY.COM

Design by Proworx :: [proworx.co.uk](http://proworx.co.uk)

[SOUTHDOWNSPARKLEWES.CO.UK](http://SOUTHDOWNSPARKLEWES.CO.UK)