

Stamp Duty Paid



£1,150,000 freehold  
3 Brewhouse Mews, Lewes, East Sussex, BN7 2BF

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# Overview...

Brewhouse Mews is a new development comprising of just 4 contemporary semi-detached homes. The properties embrace modern architecture with extremely generous room sizes, overall square footage, and an emphasis on natural light.

Unusually for a modern home the properties feature generous garden sizes, but also three sizable balconies and roof terraces all boasting far reaching views across rooftops and onto the South Downs.

The properties have been designed with subtle changes making each home unique with differing room sizes, Kitchen designs and changes to décor and lighting.

Each property boasts 5 Bedrooms, a gorgeous Family Bathroom, ground floor Shower Room, and two enviable EnSuites. We also find a magnificent Open Plan Living, Kitchen Dining Room with Terrace and Balcony and a further Family Room with double doors to the landscaped garden.



## The property...

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The properties are approached by an external staircase leading to the first floor. An oversized front door then opens into an Entrance Hall with an oak staircase leading to the first floor and pocket door to a magnificent open plan living kitchen dining room, which occupies the entire first floor and measures an impressive 43ft x 20ft.

The contemporary, high specification Kitchen is finished in a two-tone grey and mocha colour, complimented by Silestone worksurfaces. The kitchen incorporates an island with breakfast bar and features Neff integral appliances and floor to ceiling sliding doors open to a generously sized balcony with far reaching views over rooftops and onto the South Downs.

The Living Area boasts double sliding doors which open onto a sizable terrace overlooking the landscaped garden below.

Downstairs we find a further Reception Room, also dual aspect with double doors opening to the garden.

Completing the ground floor accommodation there is a Shower Room with contemporary tiles and a separate Cloakroom with Utility Area. There is also a Double Garage with electric roller door and electric car charge point.

On the first floor there are 4 Bedrooms all boasting an abundance of natural light and some with fitted bedroom storage. One of the first floor bedrooms benefits from a gorgeous EnSuite Shower Room and there is also a sumptuous Family Bathroom.

The Bathroom suites boast luxury fittings with Showers with rain fall shower heads and stunning freestanding contemporary baths, all complimented by Porcelanosa tiles.





## *Property and Outside...*

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The top floor of the property has generously been given to the principal bedroom suite which features impressive floor to ceiling sliding doors which open to a superb roof terrace which overlooks the Lewes townscape and South Downs in the distance. The bedroom suite further provides an enviable fully fitted Dressing Room with open shelves, hanging rails and fitted drawers. The bedroom further benefits from a stunning EnSuite Bathroom.

### Outside

Off Street Parking and an Integral Double Garage.

**Landscaped Garden** – The rear garden is a beautiful addition to the property and has been landscaped to include two paved patios to allow for alfresco dining and entertaining. The gardens are well stocked with already established plants, shrubs and trees creating a sense of maturity to the garden. Gated access to the side and enclosed by modern fencing.



## Specification & Location

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Each home benefits from a 4kw PV solar panels and an air source heat pump providing under floor heating to all floors. The properties also feature a passive air circulating system found throughout the home. The garages further feature an electric car charge point. High performing Nordan double glazed windows.

**Location-** Davey's Lane is surprisingly close to the town centre with Cliffe High Street just a 7 minute walk away (source Google maps).

Access to the South Downs National Park and scenic River Walks are also within striking distance.

Lewes is a historic market town boasting a wealth of charm and character. Lewes High Street hosts a number of independent and chain stores along with public houses and restaurants and The Depot and Cinema.

**Stamp duty paid-** Legally, when purchasing a new home, the purchaser has to pay the Stamp Duty land tax. If you purchase one of these remaining properties, the developer will make the equivalent Stamp Duty contribution.

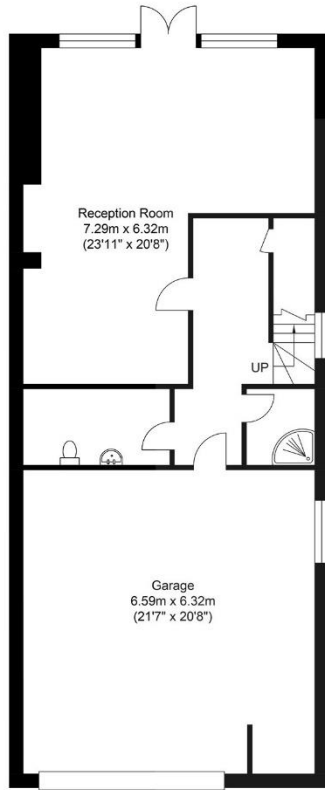
When you buy this new home through Mansell McTaggart, your solicitor will deduct the developer contribution from the purchase price that is paid and allocate it to the Stamp Duty payment on completion.

Tenure - Freehold

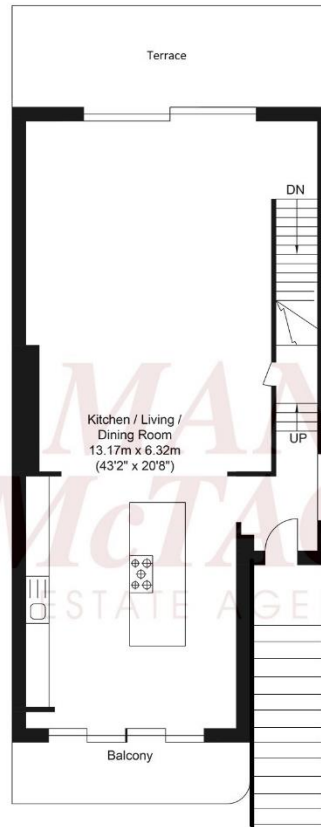
EPC Rating - A

Council Tax Band - Not yet rated

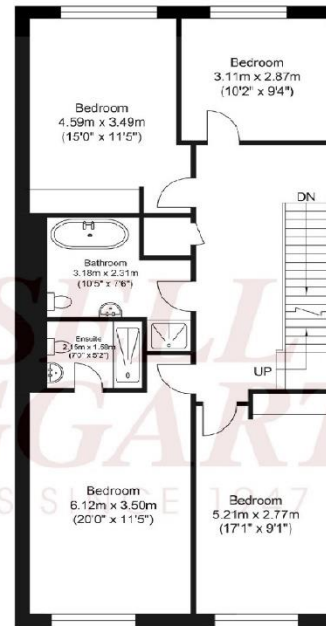




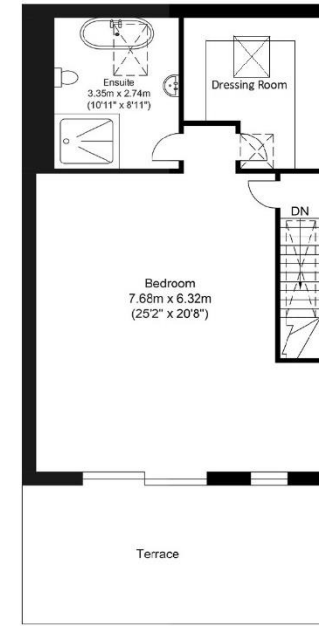
Ground Floor  
Approximate Floor Area  
1070.47 sq ft  
(99.45 sq m)



First Floor  
Approximate Floor Area  
822.90 sq ft  
(76.45 sq m)



Second Floor  
Approximate Floor Area  
957.12 sq ft  
(88.92 sq m)



Third Floor  
Approximate Floor Area  
685.01 sq ft  
(63.64 sq m)



Approximate Gross Internal Area = 328.46 sq m / 3535.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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