



£925,000 freehold

6 Falcon Wharf, Railway Lane, Lewes, East Sussex, BN7 2AQ

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## Overview...

A fantastic opportunity to purchase this exceptional Riverside home located in the heart of historic Lewes town centre, yet positioned away from passing traffic.

The 1,793 sq ft home boasts some magnificent views of the passing River Ouse, South Downs National Park, and is within just a few steps of the neighbouring Nature Reserve

Constructed in 2018 the townhouse is arranged over four floors and boasts architectural features such as vaulted ceilings, floor to ceiling windows, two of which on the river side open inwards to provide a balcony like space to enjoy the meandering views.

The accommodation is both flexible and adaptable with a Study, Cloakroom and a Bedroom/Further Reception Room with EnSuite on the ground floor.

To the first floor is the Sitting Room with glorious River views, and a Modern Kitchen Dining Room.

Arranged over the second floor and top floor is a gorgeous Bathroom, and 3 Double Bedrooms, two with Modern EnSuites, one with a Balcony and the principal with vaulted ceiling.

Outside there are Two Allocated Parking Spaces, a Balcony/Terrace and a small Courtyard Garden.





## The property...

**ENTRANCE HALL-** Front door, stairs to first floor, modern panelled doors to principal rooms.

**CLOAKROOM-** Modern white suite comprising of a wc and wash hand basin set into an antique vanity unit. Painted tongue and groove walls at half level

**GROUND FLOOR BEDROOM-** Measuring a generous 18ft and offering flexibility as use as a bedroom or further reception room featuring a floor to ceiling window and glazed door to courtyard, making the most of the river frontage and meandering views. Understairs cupboard and door to;

**ENSUITE-** Modern shower room with suite comprising of a shower with modern tiled surrounds, wc and wash hand basin set onto a vanity unit.

**GROUND FLOOR STUDY-** Featuring floor to ceiling windows to the front.

**FIRST FLOOR LANDING-** Stairs continue to second floor, openings to principal rooms. Door to Utility Room.

**SITTING ROOM-** Boasting magnificent views along the river Ouse and of the South Downs in the distance. The reception room features clever windows in the form of a modern floor to ceiling bay which open inwards to create a balcony like appearance to make the most of the views.

**KITCHEN/DINING ROOM-** A wonderful modern kitchen finished in a timeless white gloss and complimented by grey granite worksurfaces and splashbacks. The kitchen offers an excellent choice of cupboards and drawers and provides space for appliances. Wood floors and floor to ceiling windows with elevated views over the Lewes townscape to the front.

**UTILITY ROOM-** A welcomed addition to any home. Further kitchen cupboards with worksurface over and space and plumbing for washing machine.

**SECOND FLOOR LANDING-** Modern panelled doors to principal rooms. Door opens to reveal stairs leading to principal bedroom.







## *Property...*

**BEDROOM 2-** A generous double bedroom with beautiful far reaching views along the river Ouse, fitted wardrobes with mirrored sliding doors. The bedroom features the same clever windows found in the Sitting Room and a door opens to;

**ENSUITE-** Gorgeous modern shower room with suite comprising of a generously sized shower enclosure with wc and wash hand basin set into a vanity unit. Modern tiled walls and heated towel rail.

**BEDROOM 3-** Another generous double bedroom with fitted wardrobes and door with floor to ceiling window to the side opening to a **Terrace** with far reaching views over the townscape.

**BATHROOM-** A beautiful bathroom with suite comprising of a bath, wc and wash hand basin set into a vanity unit. Modern tiled walls.

**BEDROOM 1-** A wonderful principal bedroom boasting a vaulted ceiling and dual aspect views along the river Ouse, South Downs and the Lewes townscape. The bedroom further benefits from fitted wardrobes.

**ENSUITE-** A gorgeous modern shower room with suite comprising of a generously sized shower, wc and wash hand basin set into a vanity unit. Modern tiled surrounds.





## Outside and Location...

**Terrace-** Accessible from Bedroom 3, the decked balcony/terrace enjoys elevated views over the Lewes townscape.

**Courtyard-** A small courtyard accessible from the ground floor bedroom which provides wonderful river views.

**Parking-** Benefitting from 2 Allocated Parking Spaces in front of the property.

**Falcon Wharf** is a modern development comprising of just 8 townhouses in the heart of Lewes town centre constructed by a local developer in 2018.

**Railway Lane** is a non through road, away from passing traffic, situated in the very heart of historic Lewes town centre. The property is located along the River Ouse and adjacent to the Railway Land Nature Reserve making an ideal position for walks along the river. The Pedestrianised Cliffe High Street with its array of shops, antique centres, coffee shops and restaurants, including the original Bill's, is moments from the front door and Lewes Mainline Railway Station is just a 6/7 minute walk away (source Google Maps)

Lewes provides an excellent of choice of schools catering for all ages from Nursery through to Tertiary College with wider education easily accessible via bus or train in nearby Brighton.

Tenure - Freehold

Gas Central Heating - Double Glazing.

EPC Rating - B

Council Tax Band - TBC







Approximate Gross Internal Area = 166.60 sq m / 1793.26 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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