



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

£1,100,000

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A superbly presented 'Hi-End' four storey, four bedroom Riverside, contemporary town house constructed 6 years ago with a useful ground floor office/recreation room, roof terrace with fantastic views, patio overlooking the river. Triple glazing, gas central heating and parking for two cars.

The Property

Glazed front door leading to entrance hall with door opening to office/recreation room which is a bright double aspect room with full height windows to the front and doors opening to the rear patio and a full wall of shelved storage cupboards. Cloakroom with low level WC and wash hand basin. Stairs to First floor with concealed lighting on the stairway. Door to Bedroom with full height windows and a full wall of wardrobes with mirror Fronts, goods lift to the top floor. Family bathroom with Villeroy & Boch fittings and fully tiled walls. Contemporary style suite comprising of a panelled bath with glass shower screen, wash hand basin with drawers below and concealed WC. Bedroom with Square bay window with full height glass offering fantastic views down the river and full wall of mirror fronted wardrobes. En suite shower room with fully tiled walls and sliding glass doors for shower, wash hand basin with drawers below and concealed WC. Stairs to Second floor, principle bedroom again with a square bay window with floor to ceiling windows offering views down the river and towards surrounding Downland and a full wall of mirror fronted wardrobes. The en suite has fully tiled walls, large shower with sliding glass doors, wash hand basin and drawers below. Concealed WC and a large recessed mirror. Door to utility room fitted with the range of cupboards, granite work surface with inset sink and concealed WC. Reception room/bedroom with sliding doors onto large balcony offering views across the town. Fitted desk with ample storage units and full height storage cupboard and a feature wall.

Stairs to top floor again with concealed lighting leading to expansive open plan kitchen living area with oak flooring. Double room with square bay window to the rear offering views down the river and towards cuifail and sliding doors leading onto a balcony to the front. The kitchen area is fitted with a contemporary style range of kitchen units with stonework surface, stainless steel sink unit, ample cupboards with brush stainless steel fittings and 'Dumb waiter'. Mercury Range cooker with five gas rings, two ovens, a grill and an inset microwave. American style Samsung fridge freezer with water dispenser. Overhead feature lighting.

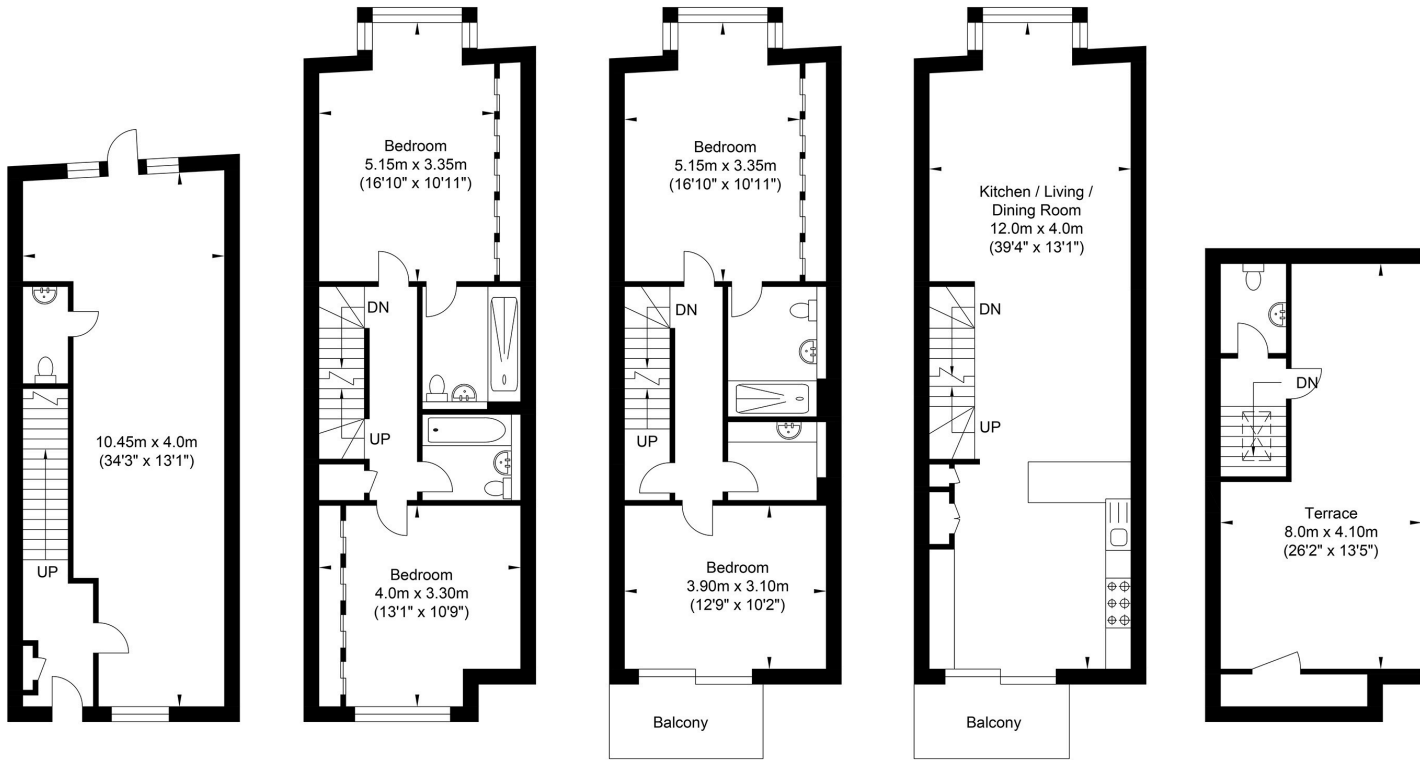
Stairs to roof terrace, Cloakroom with concealed WC and wash hand basin. The roof terrace offers fantastic views to the front and rear across the Downs towards Kingston and the Golf Course with porcelain paving. Outside tap, outside lighting and further area of storage ideal for garden furniture. Outside on the ground floor is a brick paved terrace overlooking the river with glazed panels with fantastic views. Two allocated parking spaces, electric charging point and bin store to the front.

The Location

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offer links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School



Falcon Wharf, Lewes



Ground Floor
Approximate Floor Area
449.93 sq ft
(41.80 sq m)

First Floor
Approximate Floor Area
555.31 sq ft
(51.59 sq m)

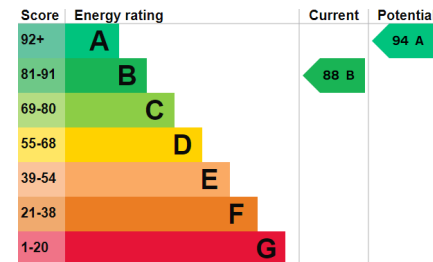
Second Floor
Approximate Floor Area
526.46 sq ft
(48.91 sq m)

Third Floor
Approximate Floor Area
526.46 sq ft
(48.91 sq m)

Fourth Floor
Approximate Floor Area
59.52 sq ft
(5.53 sq m)

Approximate Gross Internal Area = 196.74 sq m / 2117.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes
Material information
Council Tax Band - F



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