



THE MEWS HOUSES AT

THE
CHALK
YARD

Lewes, East Sussex



HONOURING HERITAGE,
EMBRACING MODERN DESIGN
&
PIONEERING ENERGY-EFFICIENT
LIVING.

A boutique collection of THIRTEEN highly sustainable and architecturally striking mews houses and apartments, set within the spectacular South Downs National Park and just a short walk from Lewes high street.

LIVING IN LEWES

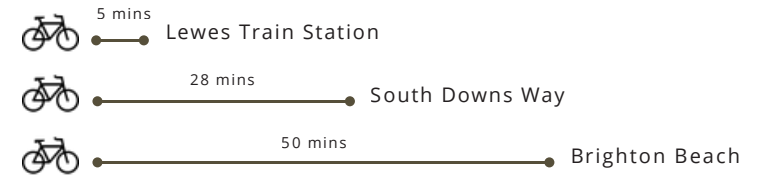
Lewes is a historic market town in East Sussex set within the stunning South Downs National Park. Known for its cobbled streets, medieval architecture, and rich cultural heritage, it's home to landmarks like Lewes Castle and renowned Bonfire Night celebrations.

The vibrant high street is home to a blend of independent artisan shops, galleries, cafés, and established restaurants, drawing both locals and visitors alike. Nestled amidst chalk cliffs, rolling hills and woodlands, and just a short distance from the stunning South coastline, Lewes provides endless opportunities for outdoor pursuits like hiking and cycling.

The towns connectivity for both commuters and those seeking easy access to surrounding countryside and coast is one of the key reasons Lewes is often ranked as one of the best places to live in UK.



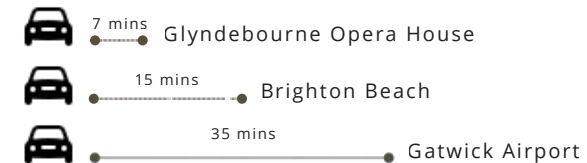
By Bike



By Train



By Car



On Foot



Travel times are approximate. Source: Google



ON YOUR DOORSTEP



◀ LEWES CASTLE - Medieval castle with panoramic views | 19 MIN WALK

RIVERSIDE MARKET HALL ▶
Independent food markets & artisan makers | 9 MIN WALK



◀ TRADING POST - Independent coffee and brunch spot | 7 MIN WALK

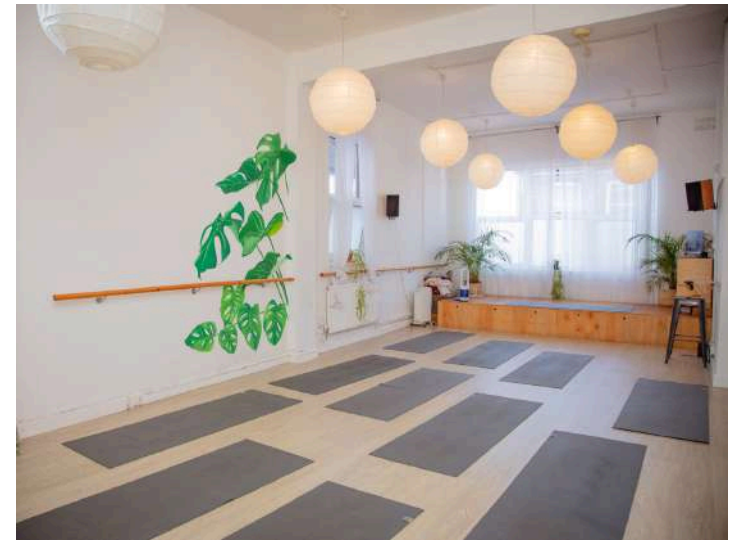
HARVEYS BREWERY -
Sussex's famous brewery 5 MIN WALK ▶





◀ GAILS BAKERY - Renowned cafe & bakery | 10 MIN WALK

SOULFIT - Yoga and wellness studio | 14 MIN WALK ▶



FORK - Fine dining neighbourhood restaurant | 18 MIN WALK ▼



▲ SQUISITO - the best homemade pasta in Sussex | 12 MIN WALK



◀ TIGERMOTH - Independent Coffee Roasters & Cafe, famous for its homemade bagels | 3 MIN WALK



THE MEWS HOUSES



An exclusive collection of five architecturally striking homes, set back from a cobbled pedestrian courtyard that creates a sense of security and community whilst preserving residents privacy.

Offering a mix of 3 and 4 bedroom layouts, each contemporary home is uniquely crafted to maximise lateral living space and create a seamless indoor-outdoor experience.

Designed for impact, each home opens into a generous hallway, leading through double crittal-style doors to a dramatic open-plan space with double-height ceilings, internal courtyards, and private gardens – all enhanced by statement lighting.

On the first floor, vaulted ceilings, expansive windows, roof lights, and thoughtful internal glazing create an incredible sense of space and light.

.



THE MEWS HOUSES

DEVELOPMENT HIGHLIGHTS



PERFECTLY LOCATED WITHIN WALKING DISTANCE TO A WEALTH OF INDEPENDENT SHOPS AND RESTAURANTS ON LEWES HIGH STREET, AS WELL AS LOCAL FOOD MARKETS AND LARGER SUPERMARKETS



EPC 'A' RATED, EACH UNIT FEATURES AIR SOURCE HEAT PUMPS & MVHR SYSTEM, AS WELL AS SOLAR PANELS FOR OUTSTANDING ENERGY EFFICIENCY



DESIGNED FOR SEAMLESS INDOOR-OUTDOOR LIVING, THE HOMES FEATURES EITHER AN INTERNAL COURTYARD, A PRIVATE GARDEN, OR COMBINATION OF BOTH



LUXURY FINISHES COMBINE A SOFT NEUTRAL PALETTE WITH STRIKING DARK KITCHENS AND CRITTALL-STYLE FULL HEIGHT WINDOWS, PAYING HOMAGE TO THE DEVELOPMENT'S INDUSTRIAL HERITAGE



A SHORT WALK TO THE STATION FOR A DIRECT TRAIN TO LONDON VICTORIA IN JUST OVER AN HOUR & 35-MINUTES TO GATWICK AIRPORT - ALTERNATIVELY, HEAD SOUTH TO BRIGHTON IN JUST 17 MINUTES



TWO ALLOCATED CAR PARKING SPACES (READY FOR RESIDENTS EV CHARGING INSTALLATION)



CONVENIENTLY LOCATED ON THE SOUTH DOWNS WAY, A 100-MILE OFF-ROAD NATIONAL TRAIL THAT STRETCHES ACROSS THE ENTIRE LENGTH OF THE SOUTH DOWNS NATIONAL PARK.



SECURITY OF A 10 YEAR ADVANTAGE STRUCTURAL INSURANCE & BUILDING WARRANTY



SUSTAINABLE DEVELOPMENT + Montum

Creating a striking, sustainable home is a harmonious blend of visionary architecture and environmental stewardship, resulting in a space that is both captivating and responsible.

MONTUM's vision of fostering urban regeneration through the adaptation and remodelling of existing structures into contemporary, sustainable spaces is reflected in every aspect of The Chalk Yard development. From meticulously chosen construction materials to advanced mechanical systems, these carbon-neutral credentials are woven into the fabric of the homes ensuring sustainability from the ground up.



AN **EPC 'A' RATED** HOME
SETS THE STANDARD OF
SUPERIOR ENERGY
EFFICIENCY, ENSURING
LOWER ENVIRONMENTAL
IMPACT AND
SIGNIFICANT SAVINGS ON
ENERGY BILLS.



AIR SOURCE HEAT PUMPS



Advanced MITSUBUSHI ECODAN self-contained unit, renowned for low maintenance and ultra-quiet operation



MECHANICAL VENTILATION WITH HEAT RECOVERY



Nuaire's MVHR systems provide a complete whole-home ventilation solution that enhances indoor air quality. By combining supply and extract ventilation in a balanced system, they achieve high efficiency with up to 95% heat recovery, ensuring a comfortable and energy-efficient living environment.



PHOTOVOLTAIC PANELS



LONGi modules offer some of the highest power ratings, energy yields, and proven reliability in the industry.



HIGH PERFORMANCE INSULATION



TRIPLE GLAZED WINDOWS



SPECIFICATION

External Fabric

- Striking façade with dark render and contrasting composite timber effect cladding.
- VELFAC triple-glazed windows and doors, with slimline frames and full height industrial style design providing excellent energy and acoustic performance.

Internal Finishes

- Designed to showcase clean lines and open plan spaces, finished with tactile surfaces and high specification fittings.
- British produced luxury AMITCO LVT flooring throughout all the ground floor space
- British made wool-blend Carpets to the first floor
- Luxury large format stone-effect porcelain tiles to bathrooms with feature fluted tiles to bath and shower walls.
- White painted walls with modern square edge architrave and skirtings.
- High quality brushed matte black ironmongery throughout.
- Bespoke lighting design individual to each unit including a mix of downlights, statement pendants and wall lights with dimming controls.
- Double glazed entrance doors from reception hallway to kitchen
- Generous storage cupboards underneath staircase

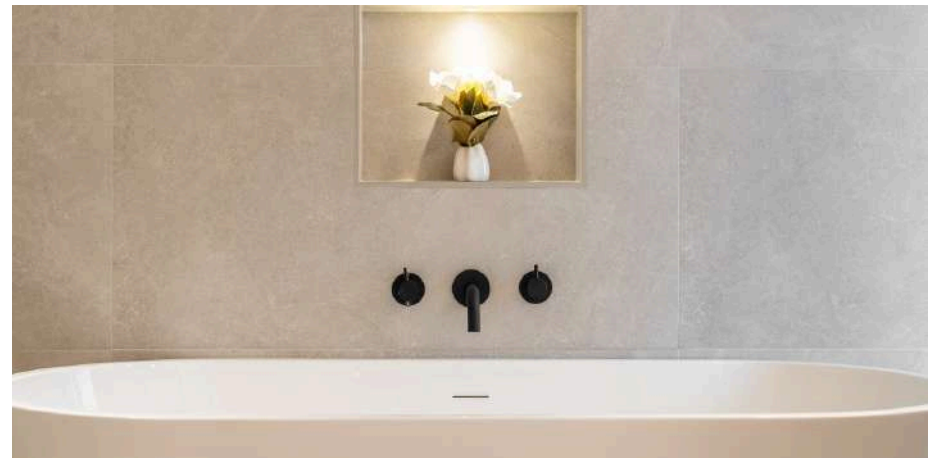
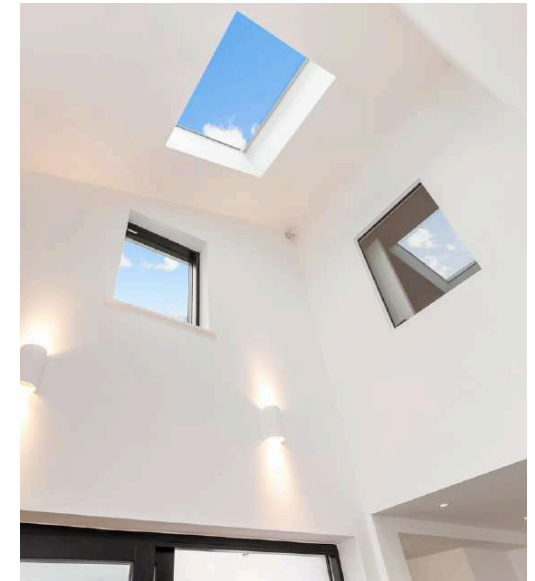
Kitchens

- Separate utility rooms
- Bespoke handleless German-made kitchens, with with matt lacquer anti-fingerprint door, designed locally by Bleau.
- QUOOKER flex boiling water tap
- SIEMENS iQ500 Ovens, Combi Microwaves* and 4 or 5 ring Induction hobs with touch-slide control.
- Integrated SIEMENS iQ100 dishwasher and fridge freezer
- LED recessed spotlights to wall units with warm and light settings
- CAESARSTONE smoky speckled black polished quartz worktop
- CAPLE wine fridge under kitchen island (all units apart from House 2)
- Feature open floating shelves finished in oak veneer

*House 2 has combi oven + high level integrated microwave

Bathrooms

- Contemporary high quality white sanitaryware including wall-hung WCs and ARMERA premium fluted oak effect vanity units.
- High quality concealed matte black showers, with premium 8mm hinged shower enclosures.
- Heated towel rails and shaver sockets.
- LED soft-touch mirrors with warm and white light settings.
- Stone effect porcelain tiles and feature on-trend tiles individual to each unit.
- Underfloor heating systems to all bathrooms.
- Luxury freestanding baths to House 5 (x2), 4, 3 & 2.



Heating & Electrical

- Designed and built from the ground up with Zero Carbon credentials, featuring premium insulation for maximum energy efficiency and achieving highly sought after EPC A.
- Individual MITSUBISHI EcoDan Air Source Heat pump and roof solar panels for each unit working together to provide extremely low energy costs.
- Solar panel inverters to further lower energy costs and sell energy back to the grid.
- NUAIRE whole-home ventilation solution that create a healthier living environment. The MVHR systems combine supply and extract ventilation in one balanced system with high efficiency and heat recovery, recovering up to 95% heat from your home.
- Underfloor heating to the ground floor and all bathrooms.
- TV data points to living rooms and bedrooms.
- Energy saving LED light bulbs.
- Mains operated smoke and heat detectors.

Landscaping

- Thoughtfully considered seasonal planting, mature trees and hedging for the private gardens, communal courtyard and exterior boundary.
- Cobbled pedestrian communal courtyard and pathways.
- Exterior PIR lighting to communal areas and leading through the pedestrian courtyard

Car Parking

- TWO designated parking spaces for each home (ask agent for parking plan)
- An underground trunking system has been installed so that residents can add their own electric charging points

Guarantee

- Peace of mind of the 10-year Advantage's Award-Winning Structural Insurance & Building Warranty, providing comprehensive coverage and protection for your property. This warranty is designed to give you confidence in the quality of your home, knowing that it has been built to the highest standards and that any unforeseen issues will be addressed promptly.



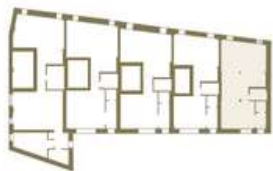


BUILT TO THE HIGHEST STANDARDS OF ENERGY EFFICIENCY, AND
FINISHED WITH A BOLD YET HARMONIOUS FUSION OF STATEMENT
ARCHITECTURAL ACCENTS AND WARM, NATURAL INTERIORS.

SITE PLAN



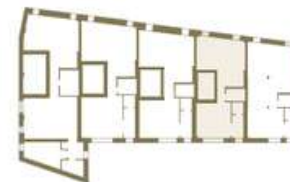
HOUSE 1



3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
2 CAR PARKING SPACE
PRIVATE GARDEN

1473 SQ FT / 137 SQM

HOUSE 2



3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
2 CAR PARKING SPACE
INTERNAL COURTYARD
& MEWS GARDEN

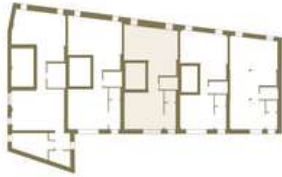
1402 SQ FT / 130 SQM

Please note, floor plans, areas, layouts for kitchens, bathrooms & utilities are taken from architectural drawings and are for guidance only.



THE CHALK YARD

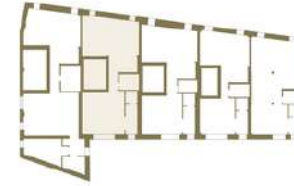
HOUSE 3



3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
2 CAR PARKING SPACE
INTERNAL COURTYARD
& MEWS GARDEN

1634 SQ FT / 152 SQM

HOUSE 4

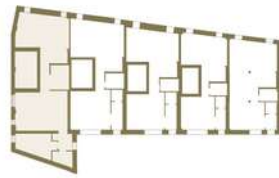


3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
2 CAR PARKING SPACE
INTERNAL COURTYARD
& MEWS GARDEN

1784 SQ FT / 166 SQM

Please note, floor plans, areas, layouts for kitchens, bathrooms & utilities are taken from architectural drawings and are for guidance only.

HOUSE 5



4 BEDROOM
3 BATHROOM
DOWNSTAIRS CLOAKROOM
2 CAR PARKING SPACE
INTERNAL COURTYARD
& PRIVATE SIDE GARDEN

2114 SQ FT / 196 SQM

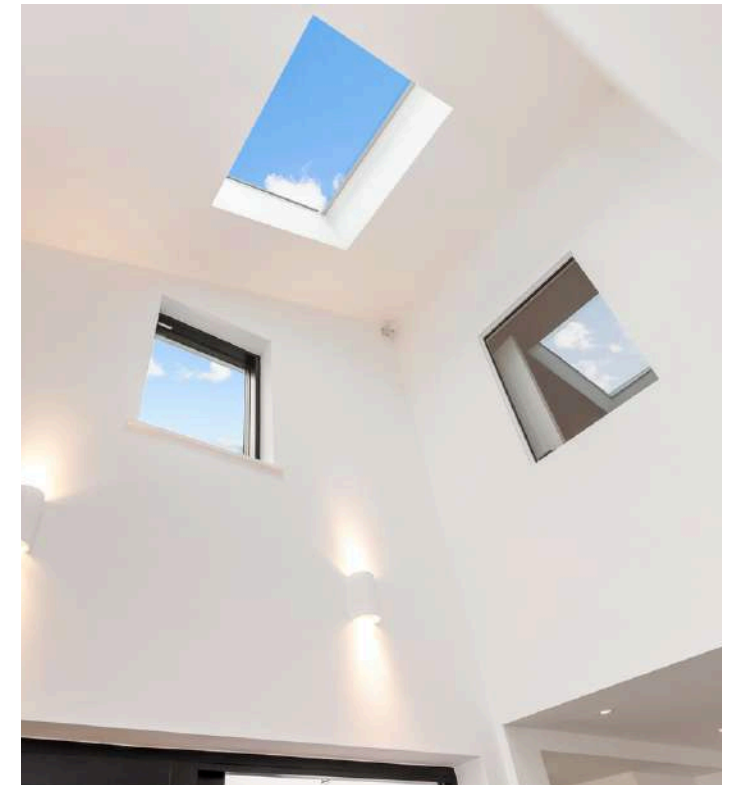
Please note, floor plans, areas, layouts for kitchens, bathrooms & utilities are taken from architectural drawings and are for guidance only.





- ◀ Beautiful double french-style doors open up on to a terrace and lawn fronting the cobbled communal courtyard, the perfect space to catch the morning sun with a coffee.

The kitchen boasts a stunning double-height space, allowing natural light to flood the ground floor through a vast roof-light equipped with an electric blind. Additionally, a south-west facing window bathes the kitchen island in warm afternoon and evening sunlight



- ◀ The kitchens are thoughtfully designed with a striking contrast of matte black units and natural oak veneer wall cabinets, complemented by open shelving for a contemporary yet sophisticated finish. A sleek black undermount sink, paired with a QUOOKER boiling water tap, integrates seamlessly with the smoky slate-grey Caesarstone quartz worktop.

Quooker
THE BOILING WATER TAP

Each home features a spacious reception hall leading to a cloakroom with striking 'victorian green' tiles and a dark stone shelf. Double internal Crittall-style doors open into the kitchen. Overhead, double ceiling-mounted spotlights extend from the hall to the WC, creating a cohesive, contemporary feel.

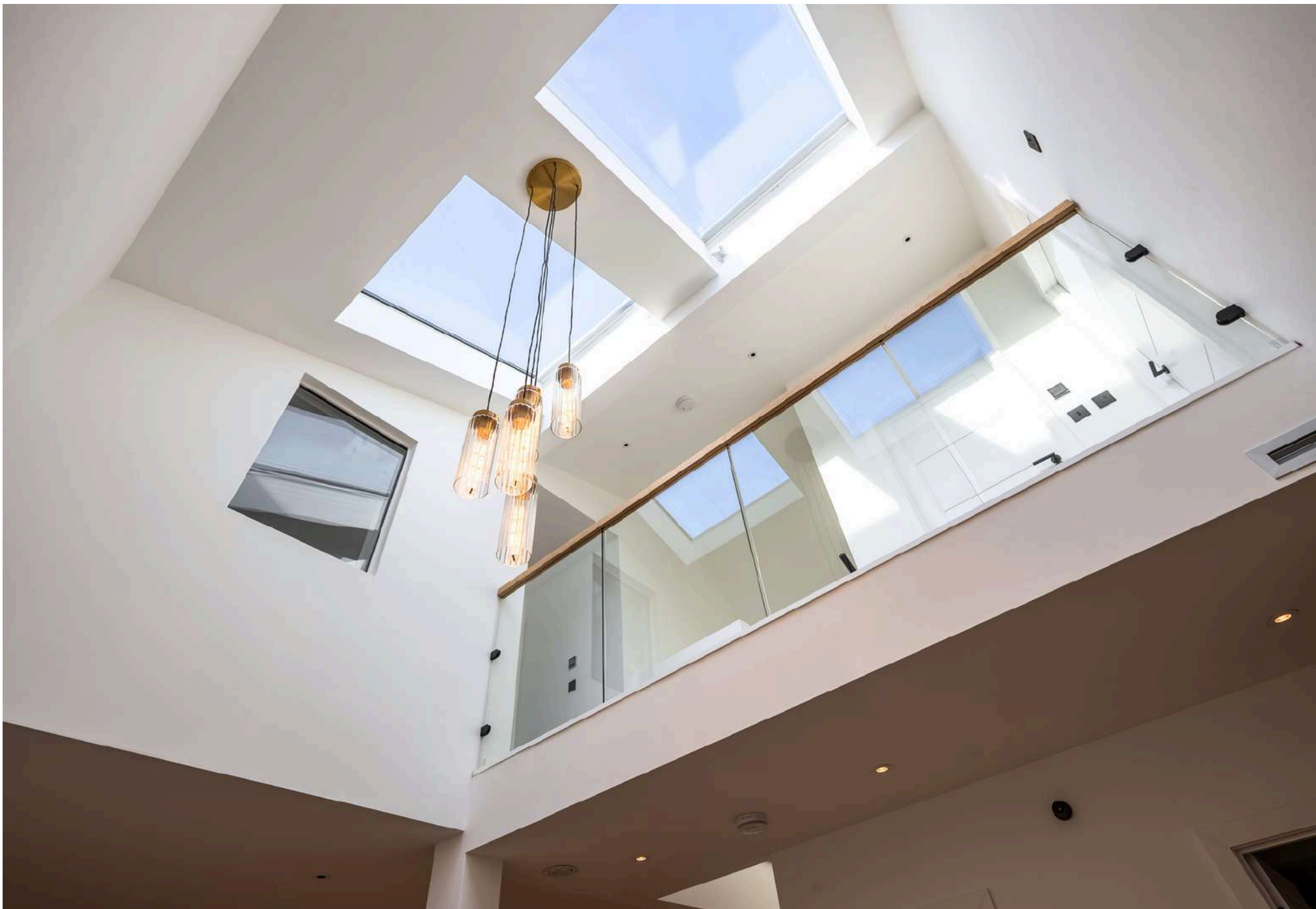








▲
An internal courtyard with sliding doors at both ends creates a seamless connection between the dining area and kitchen, enhancing the flow of space and natural light. This design brings a sense of openness while maintaining a private, tranquil outdoor retreat at the heart of the home. Feature wall lights add warmth and ambiance, making the space equally inviting in the evening. Perfect for alfresco dining, entertaining, or simply unwinding, the courtyard serves as a striking focal point, blending indoor and outdoor living effortlessly.



▲ Double height space over dining area in HOUSE 1 with feature chandellier



- The second and third bedrooms are spacious and thoughtfully designed, featuring impressive vaulted ceilings that enhance the sense of height and openness. A combination of large windows and rooflights fills the rooms with abundant natural light. These versatile bedrooms offer room for relaxation, work, or guests, while their architectural details add both character and charm.



The principal bedroom is a luxurious and spacious retreat, defined by its imposing vaulted ceilings that enhance the sense of height and grandeur. A striking feature track light, fitted with both dimmable spotlights and pendants, allowing for flexible lighting to suit different moods throughout the day and into the evening. Adding to its architectural appeal, an internal window overlooks the double-height ground floor space, creating a unique visual connection while drawing in additional natural light, especially in the evening, for a warm and inviting ambience.





The second family bathroom features dark stone-effect textured tiles paired with an on-trend kit-kat tile behind the bath, creating a modern and stylish look. The Armera wall-hung vanity unit in fluted oak adds elegance and functionality to the space and sits under an LED oval mirror. All bathrooms are equipped with electric heated towel rails and underfloor heating, ensuring comfort throughout both winter and summer months.



The en-suite bathroom to the principal bedroom features a stunning freestanding bath as a centerpiece (see floorplans for exact layouts for each house). Fluted oak-effect tiles in the shower are beautifully paired with stone-effect porcelain tiles in natural tones and subtle veining, creating a naturally elegant aesthetic. Ambient lighting in the bath recess sets a warm, relaxing atmosphere. For added comfort, the bathroom is equipped with MVHR ventilation, which efficiently removes moisture and odors, ensuring a fresh and pleasant environment.



A DEVELOPMENT BY **Montum**



VIEWINGS STRICTLY BY APPOINTMENT ONLY

OAKLEY PROPERTY
14A HIGH STREET, LEWES, EAST SUSSEX
LEWES@OAKLEYPROPERTY.COM
TEL 01273 487 444



THE CHALK YARD, 112 MALLING STREET, LEWES, BN7 2RG

WWW.THECHALKYARD.CO.UK
@THECHALKYARD_LEWES

THE INFORMATION IN THIS DOCUMENT IS INDICATIVE ONLY. IT IS INTENDED AS A GUIDE ONLY, THE FINISHED PRODUCT MAY VARY SLIGHTLY FROM THE INFORMATION PROVIDED. DEVELOPMENT LAYOUTS AND DIMENSIONS PROVIDE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO SLIGHT VARIATION. DETAILS IN THIS BROCHURE SHOULD BE TREATED AS GENERAL GUIDANCE ONLY AND CANNOT BE RELIED UPON ACCURATELY DESCRIBING ANY OF THE SPECIFIED MATTERS PRESCRIBED BY ANY ORDER UNDER THE PROPERTY MISDESCRIPTIONS ACT 1991. THE INFORMATION ON THIS DOCUMENT DOES NOT CONSTITUTE A CONTRACT OR WARRANTY.