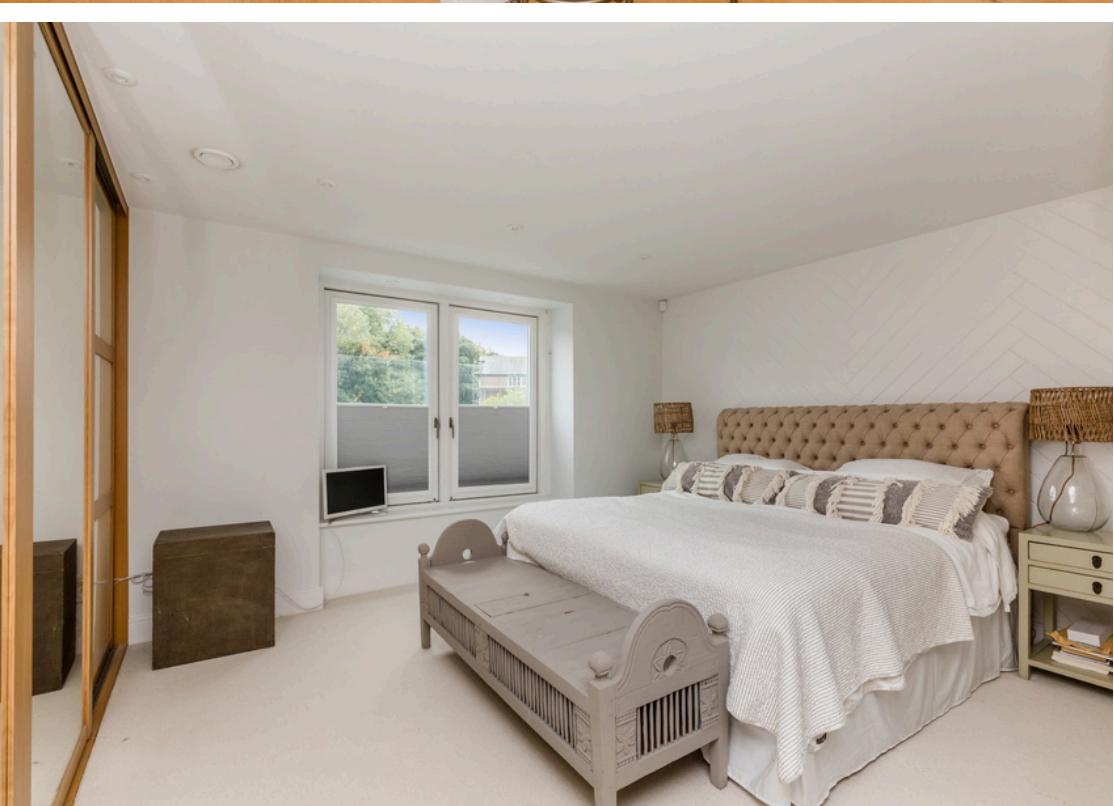




**Chandlers Wharf, Lewes, East Sussex, BN7 2FL**

£1,250,000



## The Property

Chandlers Wharf is located in an enviable riverside location, close to Lewes town Centre. The houses were constructed to a very high specification by Riverdale homes and it is a small development of only 14 houses. The accommodation comprises of a lower ground floor with cinema room/gym/study and the ground floor has three ensuite bedrooms. The first floor has an expansive open plan kitchen/living/dining room with full height windows overlooking the river and the nature reserve beyond. There is gas central heating and air-conditioning to the first floor and terrace from this level. There is a private area of paved garden around the side of the property with established shrubs and room for table and chairs.

Steps up to the entrance hall with doors to all three bedrooms all with fully tiled en suite shower rooms and windows overlooking the river and nature reserve. The master suite bathroom is exceptionally spacious with twin sinks, a bath, and a separate shower cubicle. This room has wardrobes fitted on two walls and a feature wall.

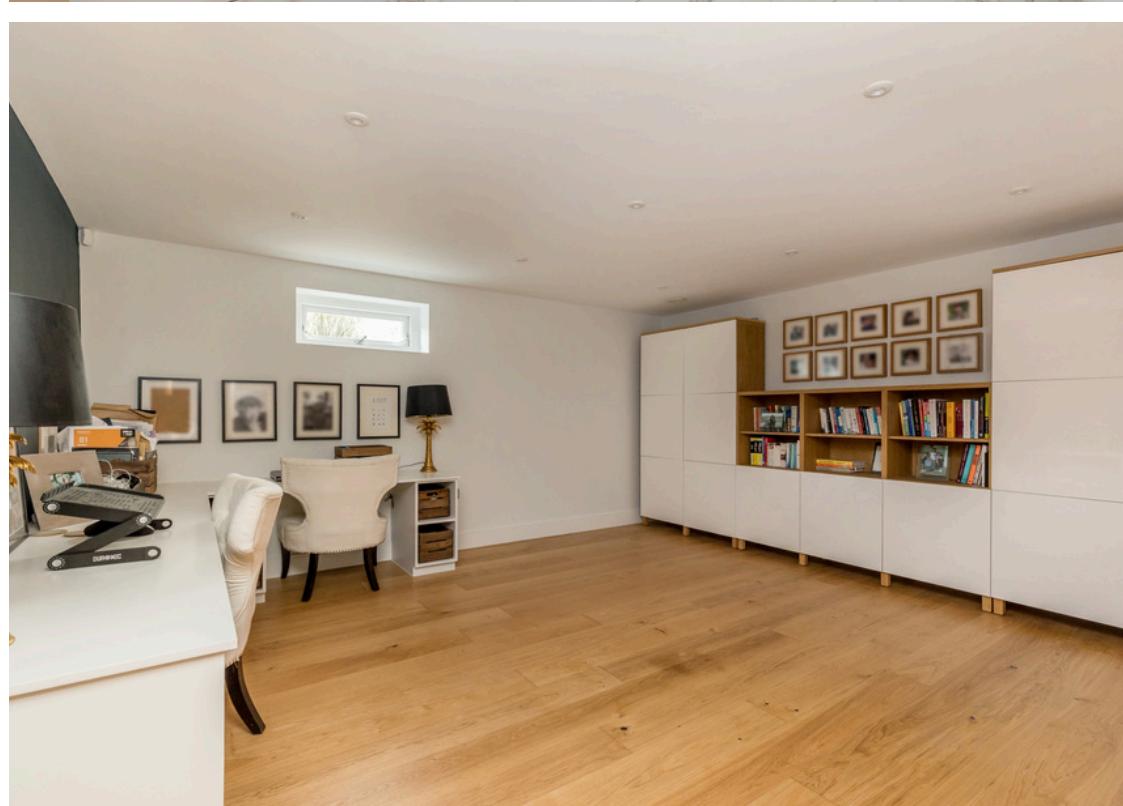
The stairs down to the lower ground floor leads to the cinema room/TV room and a study with built-in desk. The spacious utility room has fitted appliances and an ideal logic gas fired boiler and shelved linen cupboard. There is a useful downstairs bathroom.

On the first floor full height windows overlook the river and the expansive living/kitchen/dining area is quite exceptional. The kitchen area is fitted with integrated luxury appliances, double oven, warming drawer, full height fridge and freezer and a wine cooler. The central island has an induction hob and large breakfast bar. From the dining area the doors open to a Juliet balcony overlooking the river and from the lounge area the doors lead to a terrace with room for table and chairs. There is a cloakroom on this level.

Outside the gated garden wraps around the front and side and is paved and has mature shrubs

Allocated parking.





## **The Location**

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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 which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.





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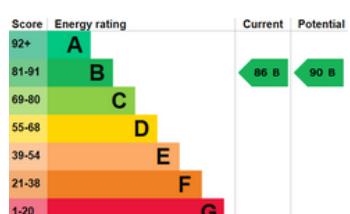


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Approximate Gross Internal Area = 252.97 sq m / 2723 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



#### Agents Notes

Tenure - Freehold

EPC - B

Council Tax Band - G

Estate management

Fee - £2473 PA



Please note:

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