



Chandlers Wharf, Lewes, East Sussex, BN7 2FL



The Property

Remarkable four-bedroom, four-bathroom contemporary town house, ideally situated in the prestigious Chandlers Wharf development in Lewes. Constructed approximately 10 years ago, this property combines modern elegance with thoughtful design, offering over 3,000 square foot of beautifully presented accommodation.

Positioned in a prime riverside location, the property boasts expansive interiors finished to an exceptional standard. From the engineered oak flooring to the underfloor heating, every detail has been carefully considered for both style and comfort. The heart of the home is undoubtedly the luxury kitchen, which is fitted with Siemens appliances and features sleek Silestone work surfaces. The open plan design allows for seamless flow between the reception spaces, making it a perfect home for entertaining.

The reception spaces are versatile and spacious, allowing you to create a home that suits your lifestyle. Bi-fold doors lead onto the full width balcony overlooking the river and Nature Reserve opposite. Each of the four bedrooms is generously proportioned, with high-quality finishes and plenty of natural light. Twin dressing rooms and a balcony leading from the Principal bedroom. The four luxury bathrooms continue the theme of quality, featuring premium fixtures including Hansgrohe thermostatic showers and a stylish contemporary design. The lower ground floor has a large garage with up and over remote controlled door and a very useful Studio/hobbies room with utility room next door.

Beyond the interiors, the riverside location of this home provides a tranquil yet convenient setting, a rare find for such a modern property. Chandlers Wharf is an exclusive development known for its high standard of living, and this property is no exception. With no onward chain, the purchase process is simplified, offering you the opportunity to move in and start enjoying your new home without delay.







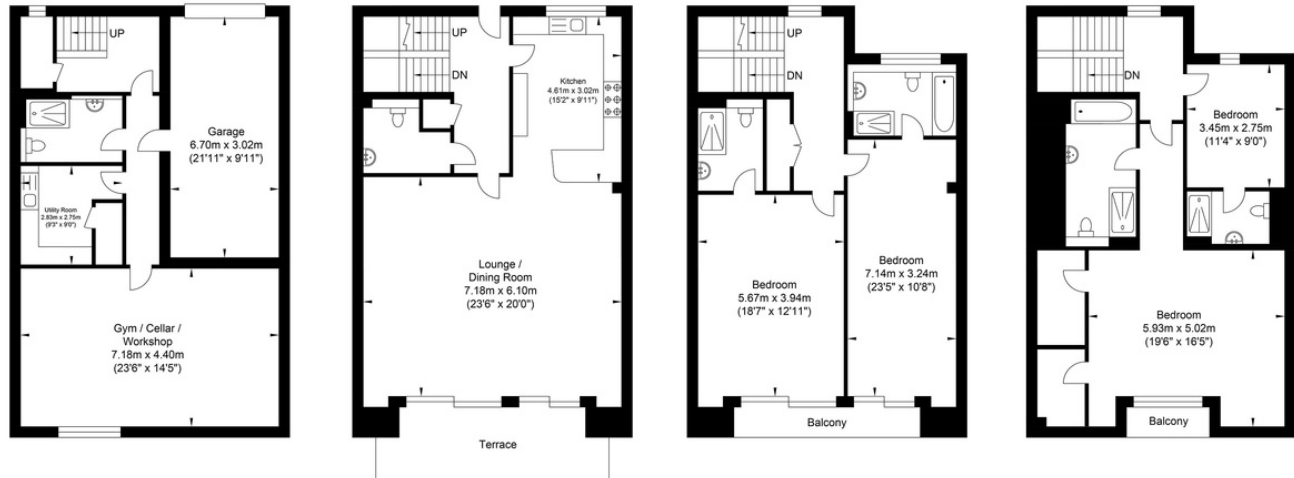
The Location

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 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.





Chandlers Wharf, Lewes



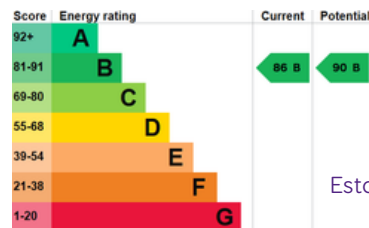
Lower Ground Floor
Approximate Floor Area
881.02 sq ft
(81.85 sq m)

Ground Floor
Approximate Floor Area
828.60 sq ft
(76.98 sq m)

First Floor
Approximate Floor Area
775.75 sq ft
(72.07 sq m)

Second Floor
Approximate Floor Area
829.46 sq ft
(77.06 sq m)

Approximate Gross Internal Area (Including Garage) = 307.96 sq m / 3314.85 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Agents Notes
Material information
Tenure - Freehold
EPC - B
Council Tax Band - G
Estate Maintenance Charge
£2779.30 PA



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