



Chandlers Wharf, Lewes, East Sussex, BN7 2FL

Asking Price £975,000

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An immaculately presented, south facing two bedroom house in Chandlers Wharf, Lewes. Features include open-plan living, two bathrooms, a balcony with river and nature reserve views, allocated parking, and a useful ancillary room with a bathroom. An exclusive riverside property.

The Property

Located within the exclusive Chandlers Wharf development in Lewes, this two-bedroom house is offered for sale, immaculately presented and provides a riverside living experience in town centre location.

The covered entrance leads to an entrance hall with large coat cupboard and the two bedrooms are at this level. The guest bedroom has fitted wardrobes and a window overlooking the river and a tiled en-suite shower room. The principle bedroom suite has a walk in dressing room with rails, shelves and a chest of drawers and a spacious en-suite bathroom with separate shower cubicle, bath, concealed WC and twin sinks with wash hand basins. On the next floor up is superb open-plan living room, dining area, and kitchen. This space is designed for modern living and entertaining. French doors open to a glass balustrade and bi-fold doors open onto the balcony providing natural light and views across the river and beyond. The river and its wildlife provide a consistent backdrop.

The Kitchen has extensive cupboards, integrated induction hob, Siemens Oven, microwave, warming drawer, wine rack and integrated dishwasher. There is excellent food preparation space on the stone worksurfaces and there is ample space for a dining table with overhead lighting.

A practical ancillary room/TV room is on the lower ground floor with its own luxury bathroom is on this level. This versatile space can function as a home office, guest suite, hobby room, or for additional storage. The lower ground floor hall makes an ideal space for a desk. The exceptional spacious utility room has a linen cupboard, ventilation system, gas boiler and ample storage units.

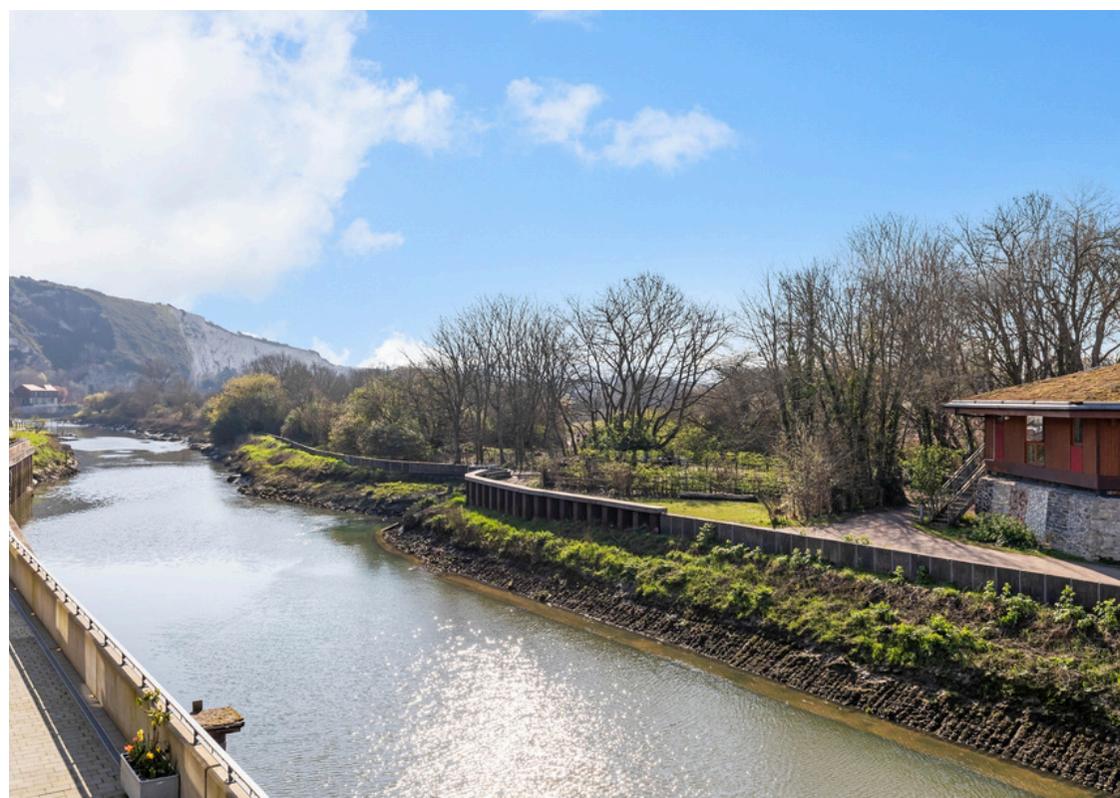
The south facing orientation ensures natural light throughout the day. The house is presented in a condition ready for immediate occupation with engineered oak flooring, double glazed windows, gas central heating and high end fittings throughout.

Chandlers Wharf is known for its exclusive nature and location, offering riverside living with access to Lewes via a footpath. Allocated parking space and visitors space are located nearby.

This two-bedroom house offers a home in a prestigious Lewes development. With its views, open-plan living, and presentation, early viewing is recommended.

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 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.



Chandlers Wharf, Lewes



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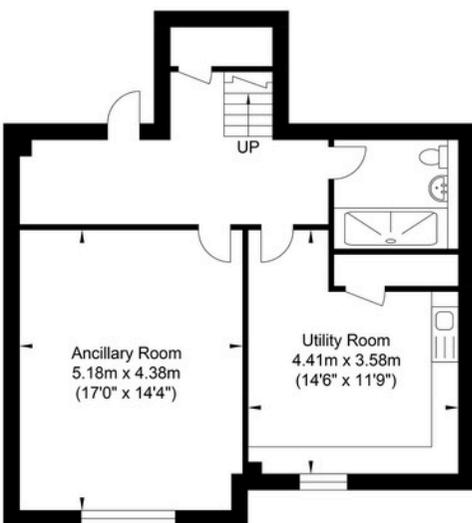
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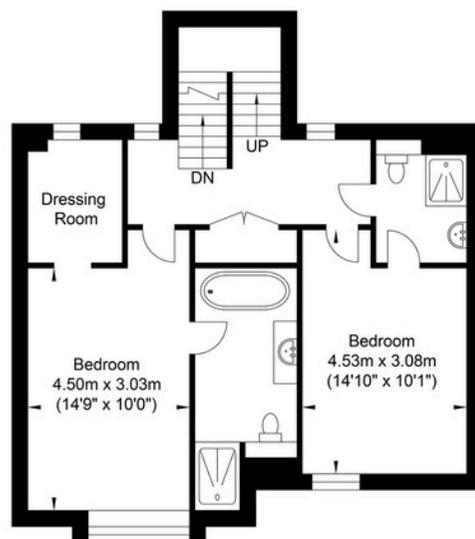


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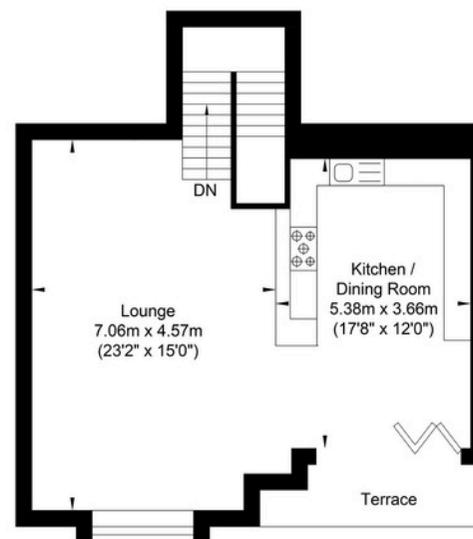
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Lower Ground Floor
Approximate Floor Area
621.29 sq ft
(57.72 sq m)



Ground Floor
Approximate Floor Area
627.42 sq ft
(58.29 sq m)



First Floor
Approximate Floor Area
597.18 sq ft
(55.48 sq m)



Approximate Gross Internal Area = 171.49 sq m / 1845.90 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate

Agents Notes

Tenure - Freehold
EPC - TBC
Council Tax Band - G



Please note:

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