



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

Asking price: £1,625,000



# Chandlers Wharf, Lewes

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Chandlers Wharf is an exclusive development constructed around 8 years ago by Riverdale Homes. The properties have exceptionally high end fittings with designer kitchen with Silestone worksurfaces, integrated stainless steel appliances, Hansgroghe taps and bathroom fittings, underfloor heating, entry phone, fitted security system and an American white Oak staircase. The lower floor offers ancillary accommodation with a tandem garage, large utility room and a great Cinema/gym/hobbies room. There is the remainder of the NHBC warranty.

There is a large canopied entrance porch with steps leading up to the front door. The solid wood front door leads into spacious entrance hall with feature wooden White Oak American staircase with glass and contemporary handrail leading upstairs and downstairs. The cloakroom has a concealed WC, part tiled walls and wash hand basin. Further cloaks cupboard. Superb Designer open plan kitchen/living/dining room fitted with a contemporary range of units with Silestone stonework surface incorporating stainless steel sink. Siemens induction hob, extractor hood above, wine cooler, integrated fridge, freeze and dishwasher. The space opens through to dining area with sliding patio doors to the terrace. The lounge area has bifold doors leading onto a fantastic terrace overlooking the river ideal for entertaining. Stairs to lower floor with a spacious downstairs shower room with fully tiled shower cubicle, concealed WC, wash hand basin with vanity cupboard below. The spacious Lower Ground Floor Cinema/reception room has a window to the front below pavement level. Large Utility room with ample wall and base mounted units. 'Ideal' gas fired boiler, washing machine and tumble dryer and airing cupboard with double doors. Internal door to tandem garage with light and power and remote garage door.

On the first floor landing is a door to the master bedroom suite with extensive fitted wardrobes with mirrored doors and door to balcony overlooking the river. Door to dressing room fitted with an extensive range of sliding wardrobes and built-in dressing table leading to a spacious bathroom with panelled bath, concealed WC, twin wash hand basin and fully tiled large shower cubicle. Bedroom two has fitted wardrobes with a square bay window to the front and Jack and Jill doors to the spacious family bathroom. This room is fitted with a panelled bath, shower cubicle, tiled walls, wash hand basin with vanity drawer below, concealed WC, heated towel rail and door to linen cupboard. The second floor landing has sliding patio doors to the Private roof terrace offering amazing views across the river to the Nature reserve. Bedroom three has fitted wardrobes one with a sliding mirror door and door to private balcony overlooking the river. Ensuite shower room fitted with fully tiled shower cubicle, heated towel rail, wash hand basin with drawer below and concealed WC. Bedroom Four/study has a window offering superb view across the rooftops towards the Downs, Built-in Oak corner desk unit with filing system.







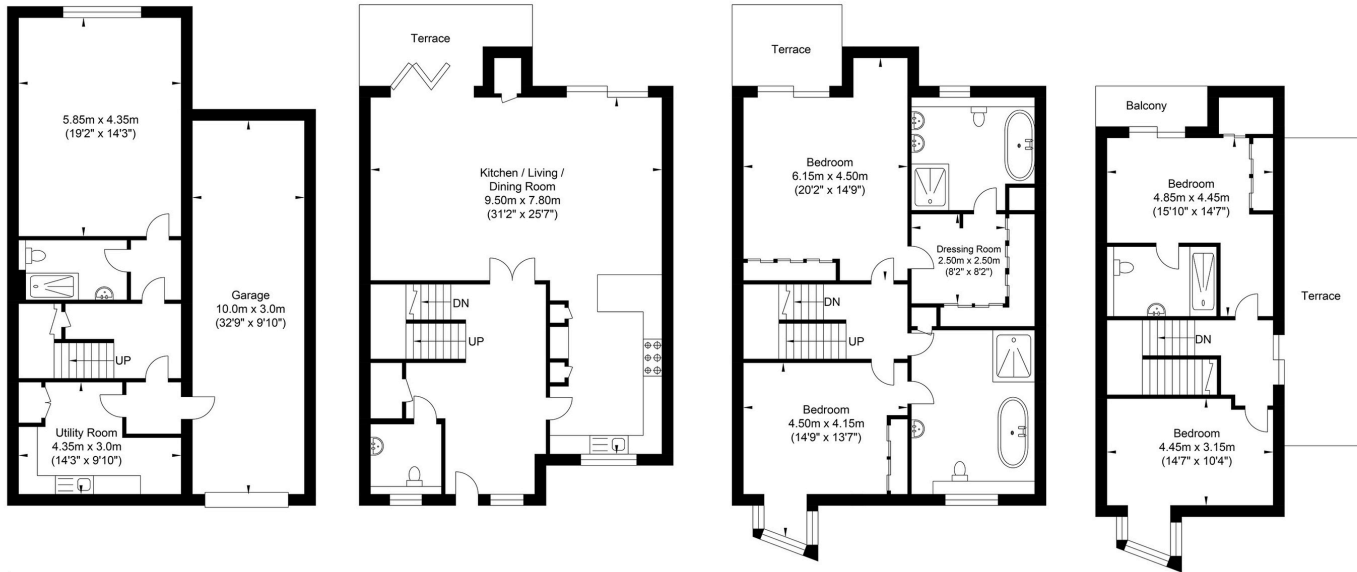
## Location

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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 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.



# Chandlers Wharf



Lower Ground Floor  
Approximate Floor Area  
952.17 sq ft  
(88.46 sq m)

Ground Floor  
Approximate Floor Area  
860.57 sq ft  
(79.95 sq m)

First Floor  
Approximate Floor Area  
922.25 sq ft  
(85.68 sq m)

Second Floor  
Approximate Floor Area  
502.13 sq ft  
(46.65 sq m)

Approximate Gross Internal Area = 300.74 sq m / 3237.13 sq ft

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



## Oakley

Your Sussex Property Expert

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We also have offices in:  
Shoreham by Sea  
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Agents Notes

Tenure - Freehold  
Council Tax Band - G  
EPC - B  
Estates Management Fee of £2,340



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