



7 Chandlers Wharf

Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A contemporary four bedroom four-storey townhouse in a prestigious development with direct river frontage.

A generously-proportioned family home featuring elegant neutral décor, quality fixtures and fittings including contemporary sanitaryware and a wealth of full-height glazing designed to maximise the stunning river views. It is located near to town centre amenities and a mainline station with regular services to Brighton, Haywards Heath and London Victoria.



3 RECEPTION AREAS



4 BEDROOMS



4 BATHROOMS



TANDEM GARAGE AND DRIVEWAY



BALCONIES



FREEHOLD



RIVERSIDE LOCATION



2,848 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Built around 10 years ago, 7 Chandlers Wharf is a contemporary part tile-hung mid-terrace family home offering almost 2,900 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide a cohesive and practical living and entertaining environment, it combines elegant neutral décor, quality fixtures and fittings including contemporary sanitaryware and a wealth of full-height glazing, some maximising the stunning rear aspect river views.

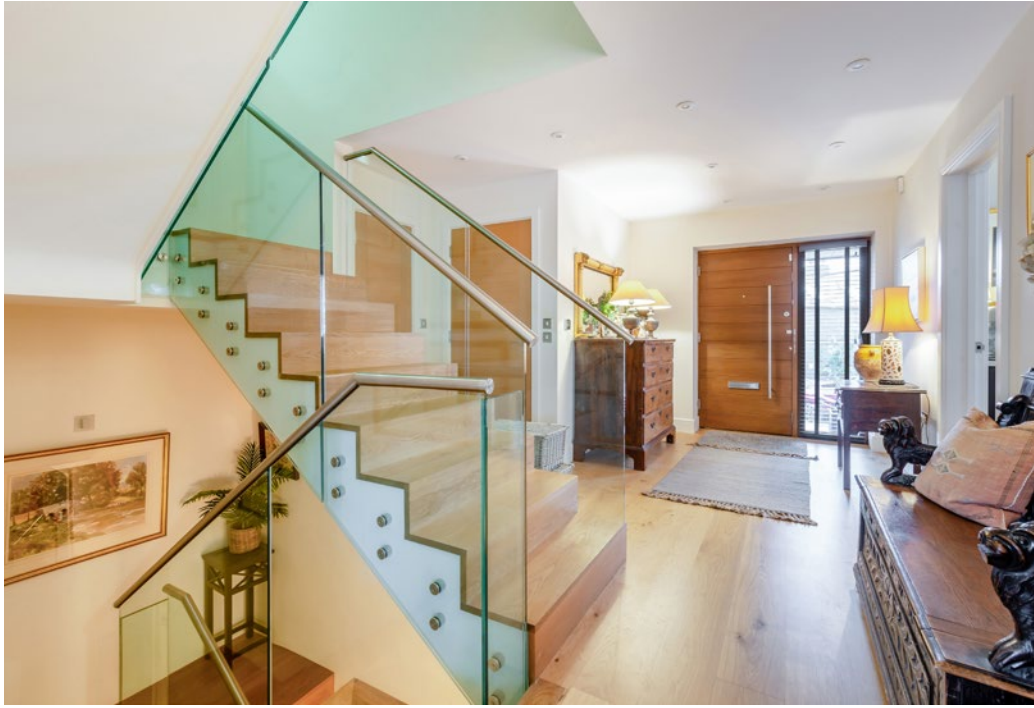
Featuring hard-wearing engineered wooden flooring throughout, the reception accommodation flows from a welcoming reception hall with a useful cloakroom and a modern wood and glass staircase to the upper and lower floors. It includes an open plan L-shaped kitchen/dining/sitting area accessible through single and glazed double doors in the reception hall. The kitchen has a range of high-gloss wall and base units, complementary worktops and modern integrated appliances including a wine chiller. It opens into a dining/sitting area, configurable to the purchasers'

own requirements, with a glazed door to a paved riverside balcony. The property's lower ground floor hallway has useful storage and a door to the integral tandem garage. It gives access to a playroom/bedroom 5, family shower room and fitted utility room.

The first floor houses two double bedrooms, both with fitted storage, and a family bathroom with bath and separate shower accessible from both the landing and second bedroom. The principal bedroom has a private riverside decked balcony, fitted dressing room and en suite bathroom with twin basins, bath and shower. The second floor landing has a sliding door to a large side balcony and gives access to the property's two remaining double bedrooms, both with fitted storage and one with a private decked riverside balcony and en suite shower room.







Outside

Set behind a well-stocked shrub garden and having plenty of kerb appeal, the property is approached over a shared block-paved driveway leading to private parking in front of the integral tandem garage and to stairs rising to the front door. It has generous rear aspect balconies off the dining/sitting area, principal bedroom and a second floor bedroom, all enjoying stunning views over the river to a nature reserve on the opposite bank, together with a spacious paved side terrace extending to almost 28ft in length and accessible from the second floor landing, all ideal for entertaining and al fresco dining.

Location

Forming part of the South Downs National Park, the vibrant county town of Lewes provides excellent boutique shopping, supermarkets including Waitrose, cafés, restaurants, pubs, a cinema, and quality sports amenities including a racecourse. Comprehensive amenities are also available in Haywards Heath and Brighton. Sporting and recreational facilities in the area include golf at Singing Hills, Mid Sussex and

Pyecombe, show jumping at Hickstead, further horse racing at Brighton and Goodwood, sailing at Brighton and Chichester and opera at Glyndebourne.

Transportation links are excellent: the A27 links to the A23/M23 and provides easy access to the motorway network and London and its airports, and Lewes station (0.8 mile) offers regular direct links to Brighton, Haywards Heath, and central London.



Distances

- Brighton 10.4 miles
- Seaford 10.8 miles
- Uckfield 8.4 miles

Nearby Stations

- Lewes

Key Locations

- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Charleston Farmhouse
- Southover Grange Gardens
- Lewes Priory
- Monk's House (National Trust)
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion

- Brighton Palace Pier

Nearby Schools

- Lewes Old Grammar
- Northease Manor
- Bedes
- Roedean







Floorplans

Main House internal area 2,848 sq ft (265 sq m)

Garage internal area 330 sq ft (31 sq m)

Bin Store internal area 26 sq ft (2 sq m)

Balconies external area 453 sq ft (42 sq m)

Total internal area 3,204 sq ft (298 sq m)

For identification purposes only.

Directions

BN7 2FL

what3words: /// hoped.ledge.minerals - brings you to the driveway

General

Local Authority: Lewes Distric Council

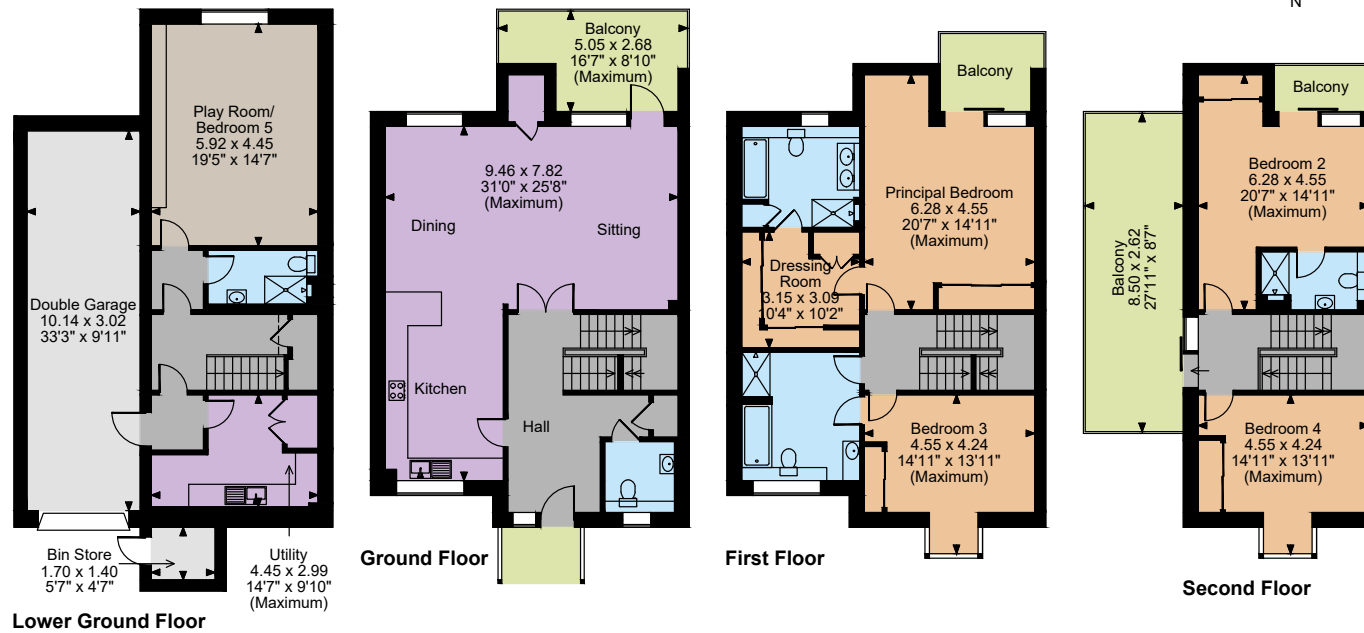
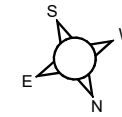
Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: B

Wayleaves and easements: the property is sold subject to wayleaves or easements, whether mentioned in these particulars or not



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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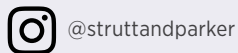
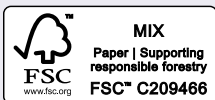
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