



Chapel Quarter, Lewes

- Newly Developed High Specification Townhouse
- Allocated Parking Space with Electric Car Charge Point
- Magnificent Principle Bedroom with EnSuite Bathroom and Two Dressing Rooms
- 2 Further Double Bedrooms each with EnSuites
- Study Area
- Impressive Open Plan Ground Floor with Underfloor Heating
- Architectural Features including Roseary Window, Stone Masonry, Vaulted Ceilings and Exposed Beams
- 6 Year PCC Warranty



A particularly special property forming the front elevation of this Beautiful Chapel Conversion. The property embraces Original Architectural Features, including the Magnificent Rosary Window. The Town Centre property is superbly located for the Mainline Railway Station and Historic Lewes High Street.

Our clients Buckingham Homes have completed what we feel is a Stunning Renovation of the Chapel, creating just 4 individual townhouses. The Property has been lovingly restored to exacting standards reviving the original period features.

This 3 Double Bedroom Townhouse boasts approximately 1,958 sq ft and accommodates 3 EnSuite Bathrooms and 2 Dressing Rooms to the Principle Bedroom, and a substantial 33ft Open Plan Ground Floor Living Area.

The property further benefits from an Allocated Parking Space with an Electric Car Charge Point and a 6 Year PCC Warranty with 6 months aftercare service.

The front door opens into an Impressive Entrance Hall with Openings to the Living Area, Stairs to the First Floor and a door to a small, secondary paved courtyard.

Almost the entire ground floor of this property has been given to the Open Plan Living Kitchen and Dining Area creating a Substantial Living and Entertaining Space with Underfloor Heating.

The Living Area features 3 almost Floor to Ceiling, Bespoke Windows by Crittall.

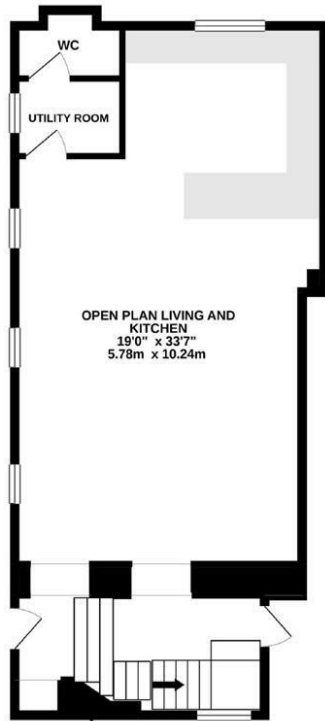
The High Specification Kitchen by Berger has been finished in a soft grey colour with Stone Work Surfaces and features a Breakfast Bar. a Separate Utility Room and Ground Floor Cloakroom completes the ground floor accommodation.

To the First Floor we find 2 EnSuite Double Bedrooms and a Generous Study Area.

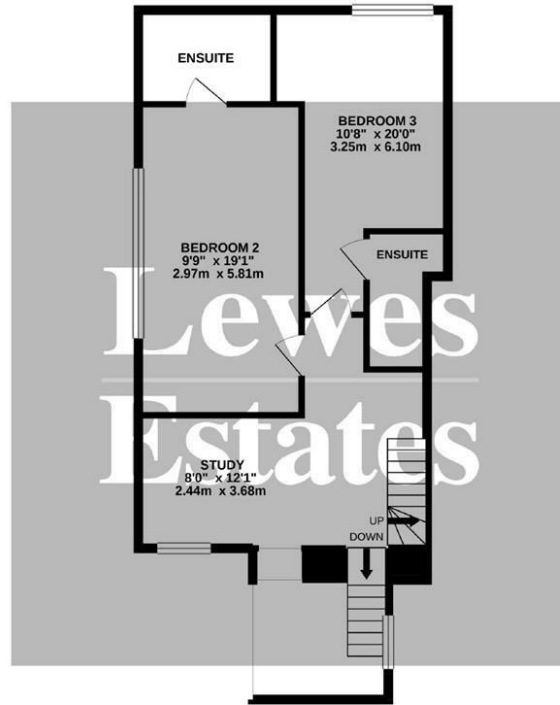
Bedroom 2 benefits from a Luxury Ensuite Shower Room and boasts a Stunning floor to ceiling, leaded light Window, with stone mullions.

Bedroom 3 also boasts a feature Bespoke Window and EnSuite

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



2ND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1958 sq.ft. (181.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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t: 01273 477377

e: sales@lewesestates.co.uk

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Shower Room.

The Study Area is located on the landing with a window to the south. The Second Floor has been dedicated to the Principle Bedroom Suite and is a particular feature of the property,

The Principle Bedroom Suite has been cleverly designed to focus around the Magnificent Rosary Window. The Bedroom has a Vaulted Ceiling, Two Dressing Rooms each with roof windows, and a Luxurious EnSuite Bathroom with Modern freestanding Bath, Separate Shower Enclosure, wc and wash hand basin and roof window.

To the Outside we find a Westerly Facing Terrace, with red and black chequer tiled floor, enclosed by brick pillars and railings.

The property further benefits from an Allocated Parking Space with an Electric Car Charge Point and a 6 Year PCC Warranty with 6 months aftercare service.

Architectural Details which have been cleverly incorporated into the design of the conversion. These include Stone Masonry, Exposed Timbers, Bespoke Double Glazed and Double Height Windows by Crittall and Generous Ceiling Heights throughout, creating a particularly light and airy feel.

EPC Rating E

## directions

By Foot From our offices on the High Street turn right and right again down Station Street. The development can be found half way down on the left hand side.

draft

**Lewes  
Estates**

52 High Street, Lewes, East Sussex, BN7 1XE t: 01273 477377 e: [sales@lewestates.co.uk](mailto:sales@lewestates.co.uk) [www.lewestates.co.uk](http://www.lewestates.co.uk)