The Rowans, Lewes

Lewes Estates

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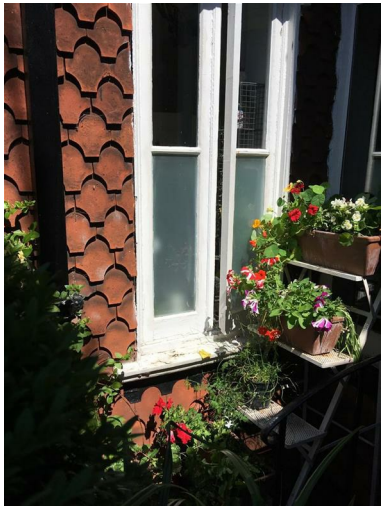

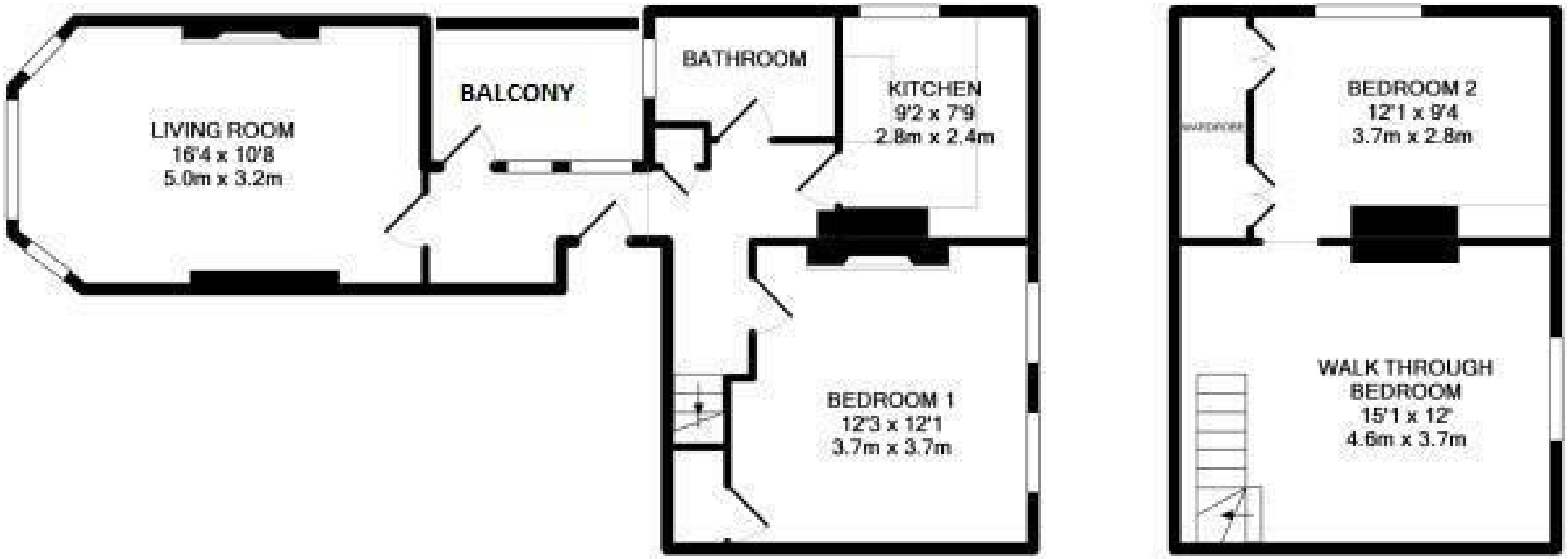

GROUND FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

'The Rowans' is an impressive and substantial, detached period property which has since been converted into four 'mansion style' apartments, situated on what is widely considered to be one of Lewes' premier roads within the highly sought after Wallands area. This particular two/three bedroom, split-level apartment is arranged over the first and second floors and is offered with the rare and added benefit of an allocated parking space and a balcony terrace.

This delightful home is neutrally decorated and retains many features synonymous with the architectural era in which the property was built, including a bay window and decorative ceiling cornicing in the living room, oak flooring, high ceilings and fireplaces in part. A freshly decorated communal hallway with stained glass windows and grand staircase leads to the front door on the first floor. This opens into the entrance hall with a door to a private balcony enjoying views towards the Sussex countryside beyond.

Of particular note to this apartment is the 16 ft living room which centres around a feature fireplace and has a bay window which allows the space to be flooded with natural light. The modern eat-in kitchen comprises a range of units in a white gloss design with maple wood work surfaces, a period style sink and space for appliances. Also on this floor is the 12 ft master bedroom with a feature fireplace, fitted cupboard and a pair of secondary glazed windows affording views over the treetops as well as a family bathroom with a white suite.

Stairs ascend to the upper floor from the entrance hall and lead to a 15 ft 'walk through' bedroom with a door opening to the second bedroom/ ideal study space with fitted wardrobes and elevated countryside views. The property further benefits from gas central heating throughout and an allocated off street parking space for one car located to the front of the building.

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