

25 & 27 EAST STREET

LEWES · EAST SUSSEX



A PRESTIGIOUS DEVELOPMENT OF TWO STUNNING
3/4 BED SEMI DETACHED TOWN HOUSES

- SUPERB TOWN CENTRE LOCATION
- HIGHLY SPECIFIED & CONTEMPORARY FINISHES
- CAR PARKING
- EASY WALK TO STATION & DIRECT COMMUTE TO LONDON



LEWES EAST SUSSEX

THE COUNTY TOWN OF LEWES, AN UNRIVALLED LIFESTYLE

The County Town of Lewes is a joy on the eye, wander down the twittens, visit art galleries, boutiques & antique shops

Visit Lewes Castle with views across the South Downs, the Priory Ruins, Anne of Cleves House, the 15th Century Bookshop and a wealth of other Historic buildings.

Wander into town for a shopping trip and visit White Stuff, Fat Face, Monsoon and many other multiple retailers, then finish up with a cappuccino or a fancy bite from the superb menu at Bill's.

Enjoy a pint of Harveys, the award winning local brew, in one of the many friendly pubs, or why not take a tour of the Brewery.

Take a river walk along the banks of the River Ouse, which runs through the heart of the town or jump on your mountain bike and trek across the South Downs National Park, which is on your door step.

Once a year Lewes famously lights up the night sky as the bonfire boys march through town ahead of Britain's best fireworks displays.

Take a trip to Brighton, enjoy the regional Churchill Square Shopping Centre or take in a movie, then chill out on the Waterfront restaurant development at the Marina.

Just nine miles from Newhaven with crossings to Dieppe and only six miles from the nearest beach.

LEWES STATION

Lewes has direct links to Gatwick, London & Brighton.

London Victoria	64 minutes Direct
Gatwick Airport	34 minutes Direct
Brighton	14 minutes Direct



25 & 27 EAST STREET

The eye for detail in these houses is exceptional, with the design maximising natural light with the use of roof lights and sun tubes.



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These individual semi detached properties have been created by the Allum Group and attention to detail within this development is second to none. Of particular note is the aesthetically pleasing and contemporary exterior design, complimenting the surrounding period architectural styles, but also maximising style, light and space.

Particular attention has been paid to ensuring that running costs can be kept to a minimum and the houses have had additional environmental building technologies installed and some of the features which are not normally associated with a new property include a fully insulated ground floor slab construction, double glazing to all external windows and a solar energy source to the hot water cylinder.

To provide extra entertainment areas courtyards, balconies and terraces have been created to provide a flow of inside/outside living throughout the houses.

The ground floors have a delightful courtyard leading off the main kitchen/dining room, whilst to the first floors there are south facing terraces accessed from the lounge and on the second floor a balcony from one of the sizeable bedrooms with views over the Lewes townscape and towards Mount Caburn in the distance.

AN EYE FOR DETAIL

The eye for detail in these houses is exceptional, with the design maximising natural light with the use of roof lights and sun tubes. Finishes and craftsmanship throughout are of the highest standard, a signature feature of an Allum built house.

Externally, the houses have been considerably laid out to include a brick paviour finished drive to each property with parking for one car.





INDIVIDUALLY DESIGNED KITCHENS

- Fully Fitted contemporary styled kitchen in Glendoven Flint Grey high gloss finish
- Laminate worktops with matching upstands
- Coloured Glass splashback above hob
- All appliances lamona - exclusive to kitchen supplier
- Stainless Steel double oven, integrated, fan assisted, and conventional oven & grill at eye level
- Stainless steel gas hob
- Stainless steel Integrated Hood & lighting
- Space for Integrated washer dryer
- Under unit and plinth lighting
- Wine cooler
- Integrated fridge/freezer with ice box
- Stainless steel sink - one and a half bowl with chrome lever mixer tap
- Under floor heating (in the kitchen only)

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FEATURES

- Real wood ash veneer internal doors with brushed steel door furniture
- Staircases to be finished with glass balustrade panels with hardwood handrails
- Paint colours from the 'Timeless' range
- 125mm moulded MDF bullnose style skirting board with matching 75mm architraves
- All external joinery purpose made boxed sash pre finished windows and doors with double glazed units - pre finished side hung double glazed windows to utility room, bathroom, shower room and top floor bedroom
- Ceilings & walls smooth finish plastered throughout
- Ceramic floor tiles to kitchen, bathroom, shower room & cloakroom
- Fitted carpets to the remainder of the property

ELECTRICAL

- External lighting to front porch, parking area, kitchen side door and yard, roof terrace and rear wall, and balcony area
- Shaver point to bathroom and shower room
- White finish down lighters to kitchen and bathroom
- Satin chrome finish light switches
- White switch socket outlets
- Pre-wired BT telephone connection
- Loft light
- TV point in living room & Master Bedroom

SECURITY & PEACE OF MIND

- Mains fed smoke detector with battery back up to hall & landing
- Intruder alarm
- High security lock to front door
- 10 year Premier Guarantee

WARRANTY

All properties finished to the requirements of Local Authority Building Control and Lewes District Council with 'Premier Guarantee' 10 year Insurance Warranty



QUALITY BATHROOMS

- Modern Pura sanitary ware in white finish
- Bristan Capri bathroom furniture in chrome finish
- Mains fed power shower with quality simpson shower doors
- Bath fitted with chrome finish mixer taps with handheld spray
- Chrome heated ladder rail to bathroom and shower room
- Porcelanosa ceramic tiles to half height to bathroom, shower room and Cloakroom
- Back to wall WC in cloakroom and bathroom

HEATING, INSULATION & WATER

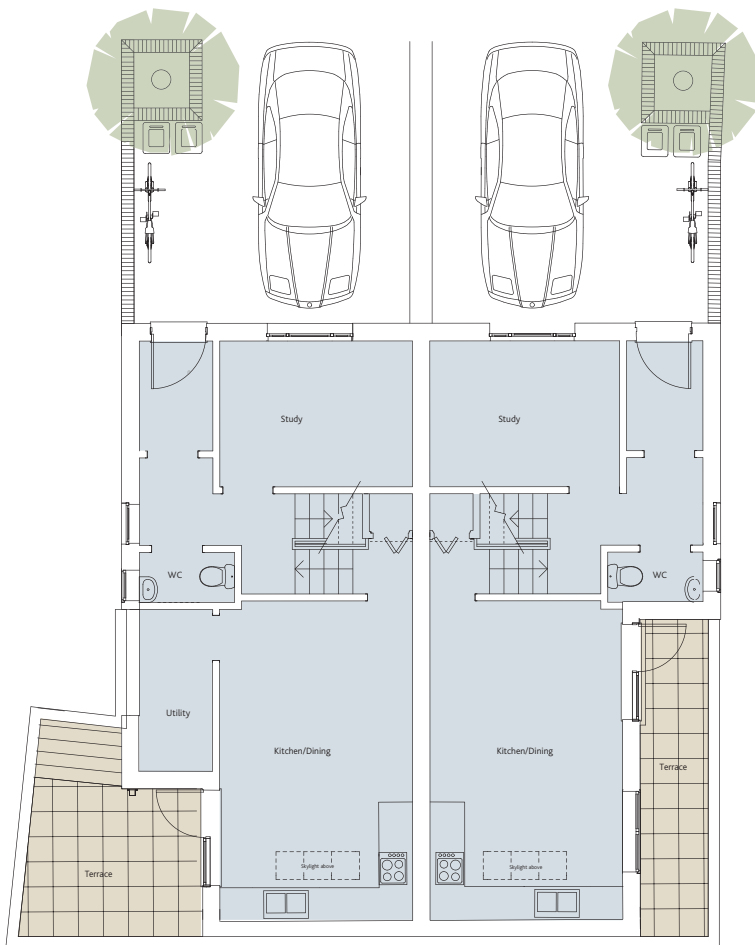
- Room thermostat in hall
- Electronic programming for separate hot water & heating systems
- Fully insulated concrete ground floor
- Double glazed glass to all external window & doors
- Solar energy source to hot water cylinder

EXTERNAL FEATURES

- Common areas of landscaping to Local Authority requirements
- Front parking areas brick paved in brindle with areas of permeable paving to support tree
- Pathways, Yard areas & steps to be finished in black paving slabs
- Kitchen terrace to be finished in engineered timber decking and around walk-on roof light
- Boundary wall to rear to be screened with privacy fencing & planting
- Steel powder coated silver/grey balustrade to balcony, roof terrace and yard areas
- Balcony & roof terrace areas to have glass infill panels to balustrade
- Privacy screen between properties on roof terrace to be obscured glass (approx 1.8m high)
- Acer tree in brick planter to front car parking area - to local authority requirements

25 & 27 EAST STREET, LEWES FLOOR PLANS

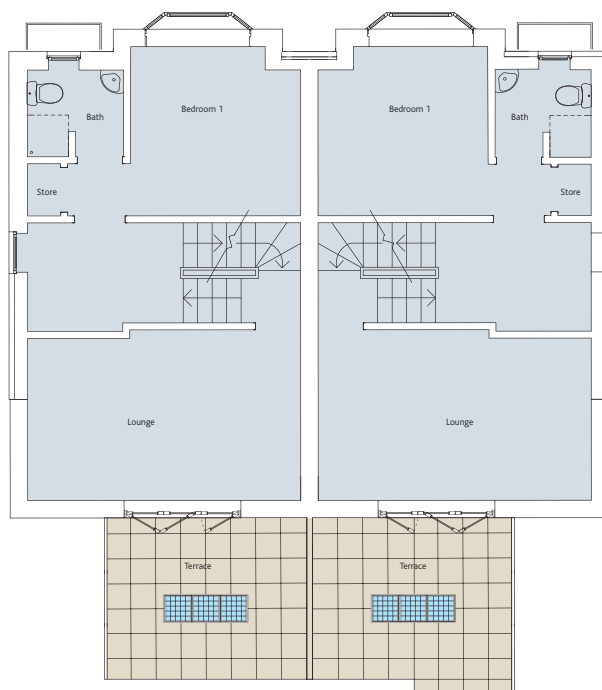
Ground floor



APPROXIMATE ROOM SIZES

ROOM	SIZE IN METERS	SIZE IN FEET
Study	3.45 x 2.69	11' 4" x 8' 9"
Kitchen/Diner	5.66 x 3.46	18' 5" x 11' 4"
Living Room	4.91 x 3.05	16' 1" x 10'
Bedroom 1 (into bay & recess)	3.02 x 2.70 (4.18 x 3.48)	9' 11" x 8' 10" (13' 8" x 11' 4")
Bedroom 2	3.26 x 3.07	10' 8" x 10' 1"
Bedroom 3	4.91 x 2.69	16' 1" x 8' 9"

First floor



Second floor



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VIEWING

Strictly by appointment through sole agents

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A development by Allum Estates