



BELL LANE IS A COLLECTION OF STRIKING CONTEMPORARY TOWNHOUSES AND INDULGENT AND EXPANSIVE APARTMENTS ALL WITH A SELECTION OF STUNNING TERRACES, BREATH TAKING VIEWS AND ALLOCATED PARKING.







# THE COUNTY TOWN OF LEWES

# SOUTHOVER HIGH STREET IN CENTRAL LEWES. LESS THAN A 10 MINUTE WALK FROM LEWES TRAIN STATION AND THE MAIN HIGH STREET, BELL LANE ALSO OFFERS EASY ACCESS IN AN OUT OF TOWN VIA THE KINGSTON ROAD AND BRIGHTON ROAD.

Lewes offers a selection of superb pubs and restaurants but the closest to Bell Lane, is the highly regarded Swan Inn. Quirky yet traditional, The Swan Inn offers the warmth of a traditional pub whilst providing delicious home cooked food and a fabulous selection of local real ales.

Lewes is home to a wealth of creative industries and the vibrant patronage of the arts can be felt through the character of its lanes and twittens, as you wander through the town.

Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at Cote, Lime Tree Kitchen, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery.

Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare.

Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu.

BELL LANE IS IDEALLY POSITIONED JUST OFF THE HISTORIC

- Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area.
- Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities.
- Schooling in Lewes is exceptional and there are a range of well regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VIII.
- Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history.
- Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast the first assembly of Parliament!

LEWES IS HOME TO A WEALTH OF CREATIVE INDUSTRIES AND THE VIBRANT PATRONAGE OF THE ARTS CAN BE FELT THROUGH THE CHARACTER OF ITS LANES AND TWITTENS, AS YOU WANDER THROUGH

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LEWES CASTLE


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# THE SURROUNDING AREA

LESS THAN 5 MILES AWAY IS BRIGHTON & HOVE. THE COSMOPOLITAN CITY BY THE SEA, WITH ITS MIXTURE OF REGENCY ARCHITECTURE & HISTORY, DESIGNER SHOPS, DAYTIME AND EVENING ENTERTAINMENT.

Brighton & Hove is now regarded as one of the most varied shopping, dining & cultural experiences outside of London. With exceptional transport links, Brighton Mainline Railway Station offers fast weekday trains to London Victoria & London Bridge in approximately 50 minutes and Gatwick airport in less than 30 minutes.

Brighton City Centre boasts features such as the historic lanes, the acclaimed Theatre Royal & Dome Complex, the Royal Pavilion, numerous independent & high street retailers and a wealth of eateries and entertainment.

Brighton Marina Village is the largest harbour in the UK with over 1,600 berths, a full range of water sports, numerous cafes, bars, restaurants, a casino holding world class competitions, a cinema and a bowling alley.

10 miles east of Brighton there are day trips to France with ferry crossings from Newhaven to Dieppe.

### EASY COMMUTE

Bell Lane is perfectly placed for the commuter with Lewes Station only a 5 minute walk. From Lewes you will be able to get direct trains to London and along the South Coast.

By road, Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

### TRAIN TIMES

Lewes to Brighton	16 minutes
Lewes to London Victoria	65 minutes
Lewes to Gatwick	31 minutes
Lewes to Haywards Heath	16 minutes
Lewes to Seaford	17 minutes
Lewes to Eastbourne	20 minutes







# THE TOWNHOUSES

BELL LANE IS A COLLECTION OF STRIKING CONTEMPORARY TOWNHOUSES ALL WITH A SELECTION OF STUNNING TERRACES, BREATH TAKING VIEWS AND ALLOCATED PARKING.

Situated in an elevated position just off the historic Southover High Street, Bell Lane enjoys stunning views across Lewes, over the castle and towards The South Downs. Bell Lane is ideally located just a short walk from the mainline train station and vibrant town centre.

Arranged over four storeys the townhouses offer versatile living accommodation to suit a range of needs. Each house has four double bedrooms, three of which have en-suite bathroom & shower facilities. Impressive terraces, integral garages and further parking.

# THE APARTMENTS

THE APARTMENTS ARE LUXURY PERSONIFIED WITH OPEN LIVING SPACES, THREE DOUBLE BEDROOMS AND LARGE BALCONIES IDEAL FOR ENTERTAINING.

With secure gated parking, lifts to all floors and views across the town these contemporary apartments are simply perfect.

Bell Lane offers total peace of mind with a range of fitted security systems, video phone entry, secure parking and a 10 year new homes warranty. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII.



BELL LANE







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## SPECIFICATION

## KITCHENS

Contemporary high quality Italian kitchens featuring Silestone worktops and a range of high end Siemens integrated appliances. All houses and penthouse apartment feature a fridge freezer and induction hob.

## **BATHROOMS & SHOWER ROOMS**

Luxury fitted suites including high quality sanitaryware with chrome taps, heated towel rails and matching accessories. Fully integrated Geberit W/C with flush plates and Porcelanosa tiles.

## FLOOR FINISHES

All hallways, landings and reception rooms are fitted with engineered wood flooring. Bedrooms are carpeted and all bathrooms, shower rooms and utility rooms are fitted with luxury vinyl tiles.

## EXTERNAL FINISHES

The building is finished externally with a mixture of tile hanging, render and composite weather boarding. External balconies and roof terraces to be covered with a composite decking board with stainless steel and glass balustrading. Windows and Doors are powder coated aluminium double glazed finished in grey.



## HEATING

A combination of underfloor heating and radiators to give the best flexibility and response for the heating requirements of the property.

All hallways and reception areas will have underfloor heating and all bedrooms and bathrooms will have radiators and heated towel rails.

## ADDITIONAL FEATURES

All bedrooms have fitted wardrobes. Oak staircases with glass balustrading and stainless steel handrails. Wired for and connected to Virgin high speed fibre. Security intruder alarms fitted to the 7 townhouses. An 8 person lift services the apartments. Apartments fitted with video door entry systems. Communal bike storage room and bin storage room to ground floor.

## PARKING

Each townhouse has an integral garage and one further allocated parking space. Each apartment has one allocated parking space. All properties benefit from secure parking within an electric sliding gate. All townhouses to have remote controlled automated garage doors.

## WARRANTY

Each property will benefit from a 10 year Build Zone new home warranty.



Bell Lane offers total peace of mind with a range of fitted security systems, video phone entry, secure parking and a 10 year new homes warranty.

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B&B ITALLA

Contemporary Italian kitchens designed around modern living featuring Silestone worktops and a selection of high end integrated appliances.

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LANE



Bell Lane has been designed to create open and expansive living spaces which join seamlessly offering versatile living accommodation to suit a range of needs.







Luxury fitted bathroom suites including high quality sanitaryware with chrome taps, black nickel heated towel rails and fully integrated cisterns. Walls fully tiled with high quality Porcelanosa tiles and luxury vinyl tiles to floor.



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FIRST FLOOR

SECOND FLOOR







Garage5.9 x 2.6Family Room3.0 x 4.0Living Room7.7 x 4.0Kitchen/Dining6.5 x 4.0	19'5 x 8'8
Living Room 7.7 x 4.0	200100
2	9'11 x 13'2
Vitabon/Dining 65 v /10	25'4 x 13'2
KIGHEH/DHIIIIG 0.J X 4.0	21'4 x 13'2
Bedroom 1/Dressing 7.0 x 4.0	23'0 x 13'2
Bedroom 2 5.6 x 4.0	18'5 x 13'2
Bedroom 3 4.6 x 4.0	15'2 x 13'2
Bedroom 4 4.0 x 4.0	13'2 x 13'2
TOTAL 226m <sup>2</sup>	2.439ft <sup>2</sup>





FIRST FLOOR

SECOND FLOOR









PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.0	14'10 x 13'2
Living Room	7.7 x 4.0	25'4 x 13'2
Kitchen/Dining	6.3 x 4.0	20'7 x 13'2
Bedroom 1/Dressing	6.8 x 4.0	22'4 x 13'2
Bedroom 2	4.4 x 4.0	14'6 x 13'2
Bedroom 3	3.8 x 4.0	12'6 x 13'2
Bedroom 4	4.3 x 4.0	14'2 x 13'2
TOTAL	225m <sup>2</sup>	2,423ft <sup>2</sup>





NUMBER 3 BELL LANE





SECOND FLOOR



PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.0	14'10 x 13'2
Living Room	7.7 x 4.0	25'4 x 13'2
Kitchen/Dining	6.3 x 4.0	20'7 x 13'2
Bedroom 1/Dressing	6.9 x 4.0	22'8 x 13'2
Bedroom 2	5.0 x 4.0	16'5 x 13'2
Bedroom 3	3.8 x 4.0	12'6 x 13'2
Bedroom 4	4.2 x 4.0	13'10 x 13'2
TOTAL	228m <sup>2</sup>	2,460ft <sup>2</sup>





NUMBER 4 BELL LANE





SECOND FLOOR



PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.0	14'10 x 13'2
Living Room	7.7 x 4.0	25'4 x 13'2
Kitchen/Dining	6.5 x 4.0	21'4 x 13'2
Bedroom 1/Dressing	6.8 x 4.0	22'4 x 13'2
Bedroom 2	4.4 x 4.0	14'6 x 13'2
Bedroom 3	4.5 x 4.0	14'10 x 13'2
Bedroom 4	4.6 x 4.0	15'2 x 13'2
TOTAL	230m <sup>2</sup>	2,482ft <sup>2</sup>





NUMBER 5 BELL LANE









PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.0	14'10 x 13'2
Living Room	7.7 x 4.0	25'4 x 13'2
Kitchen/Dining	6.3 x 4.0	20'7 x 13'2
Bedroom 1/Dressing	6.8 x 4.0	22'4 x 13'2
Bedroom 2	4.4 x 4.0	14'6 x 13'2
Bedroom 3	4.4 x 4.0	14'6 x 13'2
Bedroom 4	4.4 x 4.0	14'6 x 13'2
TOTAL	224m <sup>2</sup>	2,417ft <sup>2</sup>





NUMBER 6 BELL LANE





SECOND FLOOR



PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.0	14'10 x 13'2
Living Room	7.7 x 4.0	25'4 x 13'2
Kitchen/Dining	6.3 x 4.0	20'7 x 13'2
Bedroom 1/Dressing	6.9 x 4.0	22'8 x 13'2
Bedroom 2	5.0 x 4.0	16'5 x 13'2
Bedroom 3	3.9 x 4.0	12'10 x 13'2
Bedroom 4	4.2 x 4.0	13'10 x 13'2
TOTAL	228m <sup>2</sup>	2,460ft <sup>2</sup>





FIRST FLOOR

NUMBER

7

BELL LANE





SECOND FLOOR



PRINCIPAL ROOM SIZES	METRES	FEET
Garage	5.9 x 2.6	19'5 x 8'8
Family Room	4.5 x 4.1	14'10 x 13'6
Living Room	7.7 x 4.1	25'4 x 13'6
Kitchen/Dining	6.5 x 4.1	21'4 x 13'6
Bedroom 1/Dressing	6.8 x 4.1	22'4 x 13'6
Bedroom 2	4.4 x 4.1	14'6 x 13'6
Bedroom 3	4.4 x 4.1	14'6 x 13'6
Bedroom 4	4.6 x 4.1	15'2 x 13'6
TOTAL	230m <sup>2</sup>	2,482ft <sup>2</sup>





# NUMBERS 8 10 12 BELL LANE

APARTMENT 8 - FIRST FLOOR APARTMENT 10 - SECOND FLOOR APARTMENT 12 - THIRD FLOOR



APARTMENT 9 - FIRST FLOOR APARTMENT 11 - SECOND FLOOR APARTMENT 13 - THIRD FLOOR



PRINCIPAL ROOM SIZES	METRES	FEET
Kitchen/Dining/Living	6.2 x 7.3	20'5 x 23'12
Bedroom 1	3.7 x 3.9	12'2 x 12'10
Bedroom 2	3.8 x 2.7	12'6 x 8'11
Bedroom 3	2.5 x 2.8	8'3 x 9'3
TOTAL	94m <sup>2</sup>	1,009ft <sup>2</sup>



PRINCIPAL ROOM SIZES	METRES	FEET
Kitchen/Dining/Living	8.0 x 6.7	26'3 x 21'12
Bedroom 1	3.3 x 4.9	10'10 x 16'1
Bedroom 2	3.2 x 4.4	10'6 x 14'6
Bedroom 3	2.5 x 3.4	8'3 x 11'2
TOTAL	108m <sup>2</sup>	1,167ft <sup>2</sup>

# NUMBERS 9 11 13 BELL LANE

# NUMBER 14 BELL LANE



PRINCIPAL ROOM SIZES	METRES	FEET
Kitchen/Dining/Living	5.6 x 10.5	18'5 x 34'6
Bedroom 1	4.8 x 5.6	15'9 x 18'5
Bedroom 2	4.0 x 4.5	13'2 x 14'10
Bedroom 3	4.9 x 3.8	16'1 x 12'6
TOTAL	143m <sup>2</sup>	1,541ft <sup>2</sup>
Roof Terraces	40m²	







All enquiries to Oakley 01273 487444 lewes@oakleyproperty.com oakleyproperty.com

BELL LANE, LEWES, EAST SUSSEX, BN7 1JU



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