

CHANDLERS' WHARF

LEWES ★ EAST SUSSEX

You can see Lewes lying like a box of toys under a
great amphitheatre of chalky hills.

WILLIAM MORRIS



Welcome to Chandlers Wharf

Those same chalk hills as described by the painter William Morris can be viewed from the roof terraces of Chandlers' Wharf, a collection of thirteen contemporary homes built by Riverdale Developments on the edge of the River Ouse in historic Lewes. A town gifted with great amenities, culture, transport links, shopping and not to mention its world-famous bonfire night celebrations. Each plot enjoys allocated parking, with some also benefiting from a garage.

Every home is created to the highest standard including designer fitted kitchens with Silestone worktops and a choice of doors, fully fitted stainless steel appliances, contemporary bathroom suites and everything throughout the home finished to high-quality modern specifications.



Computer Generated Image



Historic Lewes

Such is the quality of life in Lewes that The Sunday Times announced Lewes as the best place to live in Sussex and the town also came 14th in their 101 best places to live in the whole of Britain.

Being the historic County Town of East Sussex, Lewes is a thriving market town and the beauty of the town's rich architectural heritage interplays with both the River Ouse, as it meanders through the town centre and the South Downs National Park, which provides a dramatic backdrop to the townscape.

Lewes is a fantastic place to live and work and the town also recently won an award from Google, having come 4th out of 700 UK towns for its on-line presence. Whilst providing the administrative centre for East Sussex, Lewes is also 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. Dinning out in Lewes is a pleasure, from the gastronomic delights on offer at the Pelham House Hotel and Jolly Sportsman in nearby East Chiltington, to

the wide range of gastro pubs in and around the town, many of which support the resident Harvey's Brewery.

If you are looking for even more hustle and bustle, the City of Brighton is only 8 miles away on south coast and there are also direct rail links to London Victoria, in a little over one hour.

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, but there are many more snapshots of English history provided by sites such as The Priory Ruins torn down through the religious upheaval of the 1530's, The Bull House occupied by Tom Paine the intellectual inspiration behind the American Revolution and 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 both the first assembly of Parliament and the first Bills Restaurant!

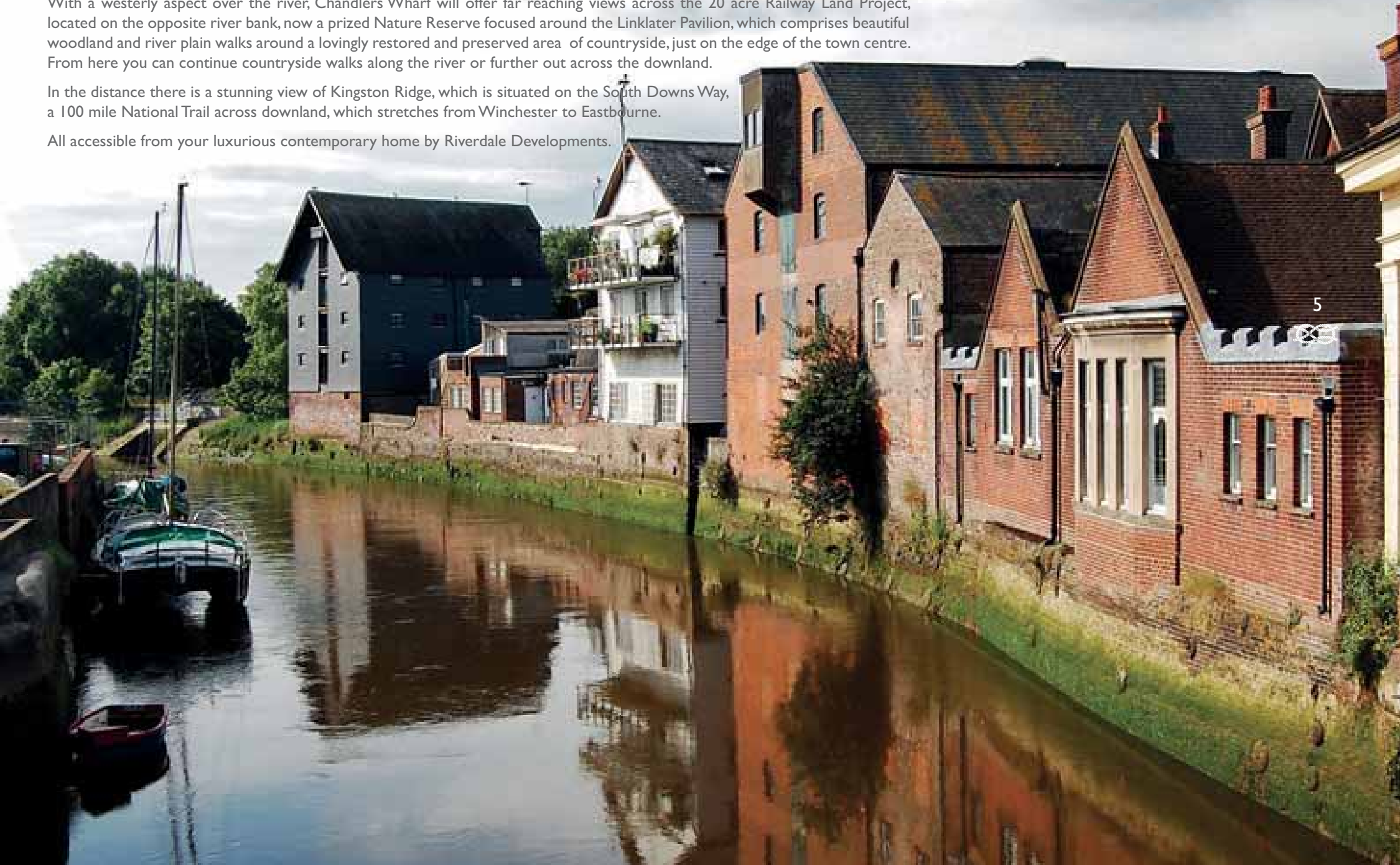


From Chandler's Wharf you will look directly out over the beautiful River Ouse and you will enjoy beautiful views from the balconies and roof terraces that the selection of one, two, three and four bedroom homes enjoy for those lazy summer days.

With a westerly aspect over the river, Chandlers Wharf will offer far reaching views across the 20 acre Railway Land Project, located on the opposite river bank, now a prized Nature Reserve focused around the Linklater Pavilion, which comprises beautiful woodland and river plain walks around a lovingly restored and preserved area of countryside, just on the edge of the town centre. From here you can continue countryside walks along the river or further out across the downland.

In the distance there is a stunning view of Kingston Ridge, which is situated on the South Downs Way, a 100 mile National Trail across downland, which stretches from Winchester to Eastbourne.

All accessible from your luxurious contemporary home by Riverdale Developments.







Simply Unique

Shopping in Lewes is a pleasure, browse the antique shops of the Cliffe, 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. Have a pint of Harvey's, the local brew, and take in some music in one of the many friendly pubs in the area.

The town centre is focused upon the Eastgate Shopping Centre, where Boots, Superdrug, Waterstones and WH Smiths are all represented and this pedestrianised precinct hosts the farmers markets.

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. Easy access is afforded to the Leisure facilities of Brighton Marina, within 10 miles, which is the largest man-made marina in Europe, and also hosts a multiplex cinema.

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. South Downs College is located in Lewes offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer.



Your home at Chandlers' Wharf



Computer Generated Image of Interior of Chandlers' Wharf





Computer Generated Image of Interior of Chandlers' Wharf

*Stunning interiors
mixed with a practical
specification for today's
discerning home buyers*



LUXURY KITCHEN

Contemporary fitted kitchens with Silestone work surfaces and upstands
Siemens appliances:
Stainless steel oven
Stainless steel combination microwave oven
Stainless steel five ring induction hob and cooker hood –
Integrated fridge freezer
Integrated dishwasher
Warming drawer
CDA Wine cooler
Large single bowl stainless steel sink with Hansgrohe mixer tap
Feature lighting to plinth and skirting

UTILITY ROOM

Contemporary fitted units with laminated work surfaces and upstands
Integrated washing machine
Integrated dryer
Large stainless steel sink with Hansgrohe mixer tap

QUALITY BATHROOMS

Contemporary bathroom suite with Hansgrohe chrome taps
All bathrooms to have fitted vanity units
Bath screen with Hansgrohe thermostatic shower attachment
Walk in shower cubicle in en suite to have shallow profile tray and Hansgrohe thermostatic shower

All bathrooms and en suites to be half tiled with full tiling to shower areas by Minoli Tiles
Mirrors to all bathrooms and en suites
Feature lighting
Heated towel rails to all bathrooms and en suites

HEATING & ENERGY

Gas fire central heating with energy efficiency condensing boiler
Under floor heating throughout by Nuheat

FINISHING TOUCHES

Ceramic tiling to lower ground floor by Minoli
Oak engineered flooring to hallways and landing, living and dining area
Ceramic tiling to kitchens, cloakrooms, bathrooms and en suites by Minoli
Carpet to stairs and all bedrooms
Fully fitted bespoke sliding wardrobes with internal lighting to all bedrooms
American white oak contemporary staircase
American oak internal doors with chrome ironmongery

ELECTRIC AND LIGHTING

LED down lights to living rooms, kitchens, bathrooms, en suites and staircase areas
Telephone points to lounge and bedrooms
TV/FM aerial points to lounge and bedrooms
Sky plus wiring with CAT 6 wiring to lounge and bedrooms.

SECURITY AND PEACE OF MIND

Cover under NHBC Buildmark Warranty
Mains fed smoke and heat detector with battery back up
Security locking to all external doors
Double glazed composite windows fitted with Security locks
Security alarm system to all units.
Audio/visual entry phone system

EXTERNAL & SHARED AREAS

Management company for management of shared areas



Computer Generated Image of Interior of Chandlers' Wharf



Photography from a previous Riverdale Developments' show home.



Computer Generated Images of Street Scene of Chandlers' Wharf



CHANDLERS' WHARF FROM ABOVE





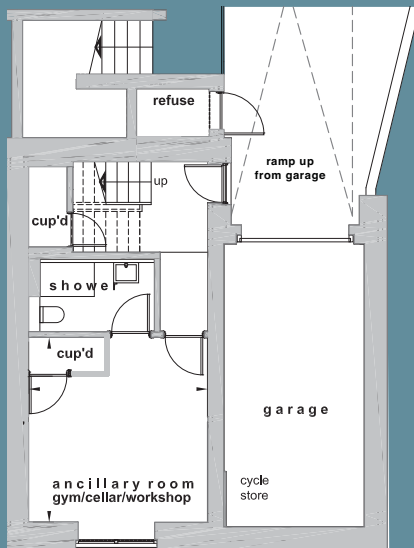
Computer Generated Image

House N° 1

1 bedroom 

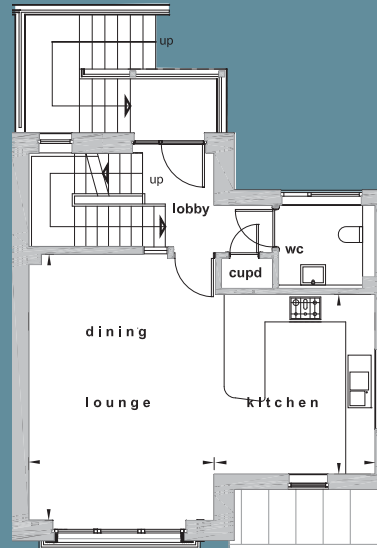
NETT INTERNAL FLOOR AREA

Excluding Garage	Including Garage
120.49 sq.m.	141.02 sq.m.
1,297 sq.ft.	1,518 sq.ft.



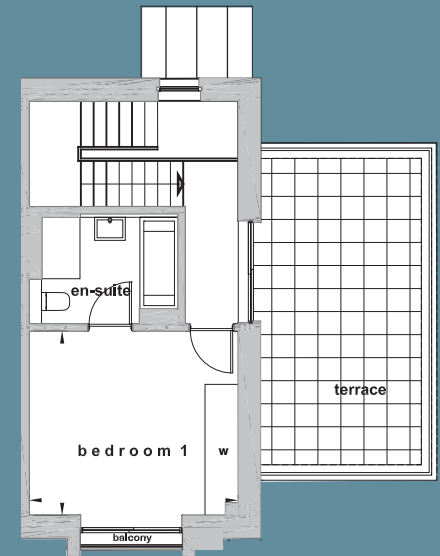
LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	4.08	x	13'5	x 13'0



GROUND FLOOR

	Metric		Imperial	
Kitchen	3.97	x	13'0	x 11'8
Lounge / Dining	5.88	x	19'4	x 13'5



FIRST FLOOR

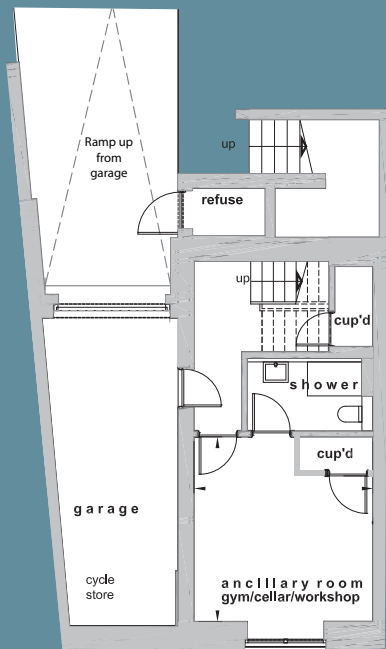
	Metric		Imperial	
Bedroom	4.09	x	13'5	x 11'10
Roof Terrace	5.99	x	19'8	x 10'4

House N° 2

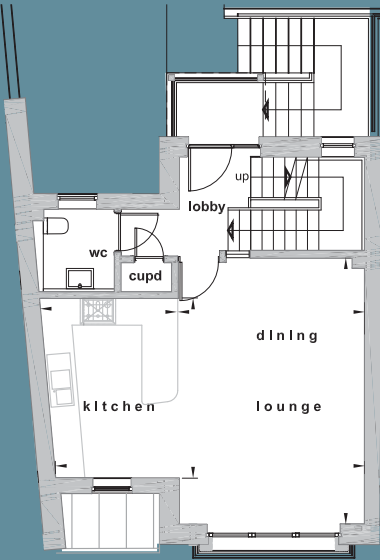
2 bedrooms 

NETT INTERNAL FLOOR AREA

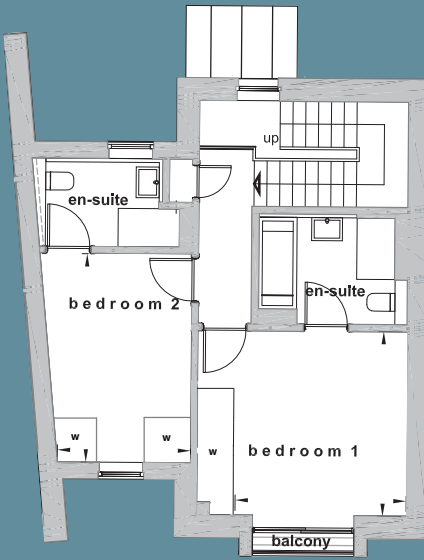
Excluding Garage	Including Garage
133.5 sq.m.	154.03 sq.m.
1,437 sq.ft.	1,658 sq.ft.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

	Metric			Imperial		
Ancillary Room	4.08	x	3.95	13'4	x	13'0

	Metric			Imperial		
Kitchen	3.97	x	3.04	13'0	x	10'0
Lounge / Dining	5.88	x	4.17	19'3	x	13'8

	Metric			Imperial		
Bedroom 1	3.61	x	3.34	11'0	x	11'0
Bedroom 2	4.07	x	2.60	13'4	x	8'6

House N° 3

3 bedrooms

NETT INTERNAL FLOOR AREA

Excluding Garage

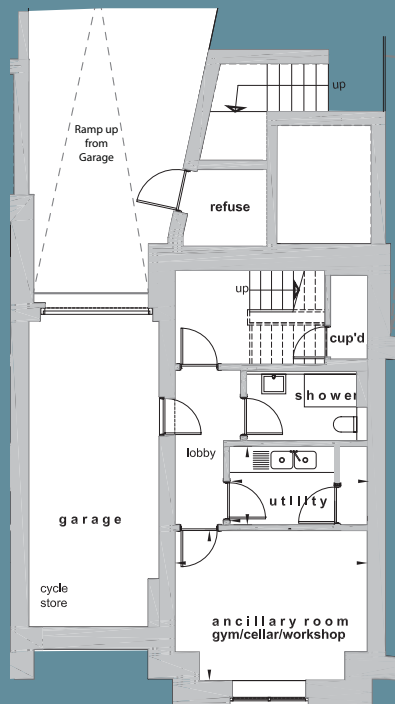
212.46 sq.m.

2,287 sq.ft.

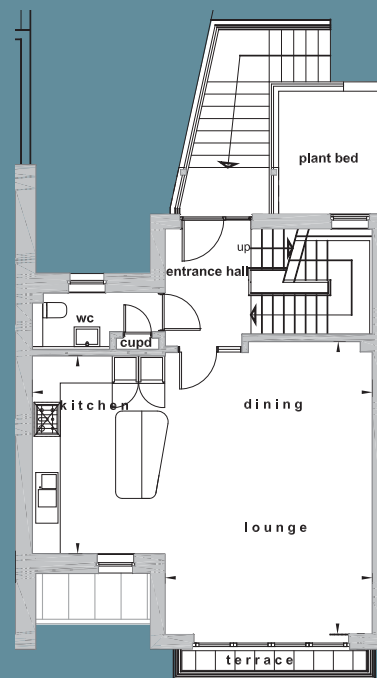
Including Garage

235.97 sq.m.

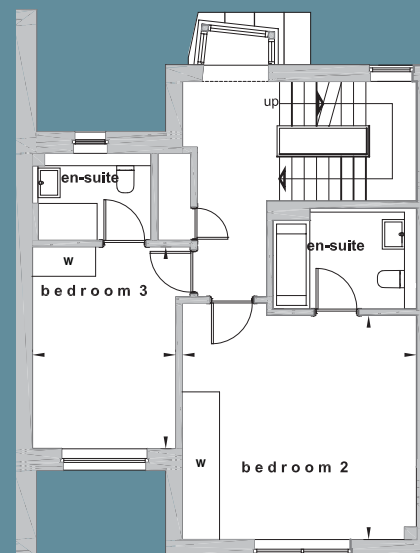
2,540 sq.ft.



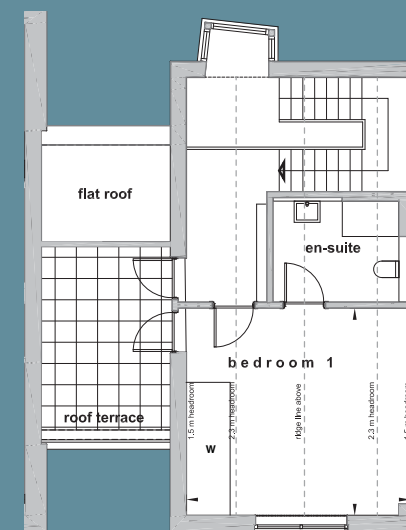
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	Metric		Imperial	
Ancillary Room	4.42	x	3.44	14'6" x 11'3"
Utility	3.17	x	1.81	10'5" x 5'11"

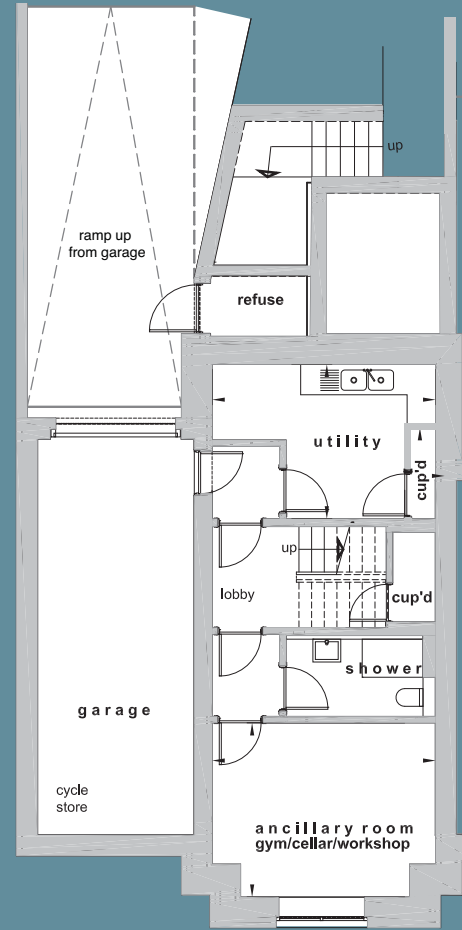
	Metric		Imperial	
Kitchen	4.55	x	3.04	15'0" x 10'0"
Lounge / Dining	6.72	x	4.76	22'0" x 15'7"

	Metric		Imperial	
Bedroom 2	4.76	x	4.55	15'7" x 15'0"
Bedroom 3	4.10	x	2.92	13'6" x 9'7"

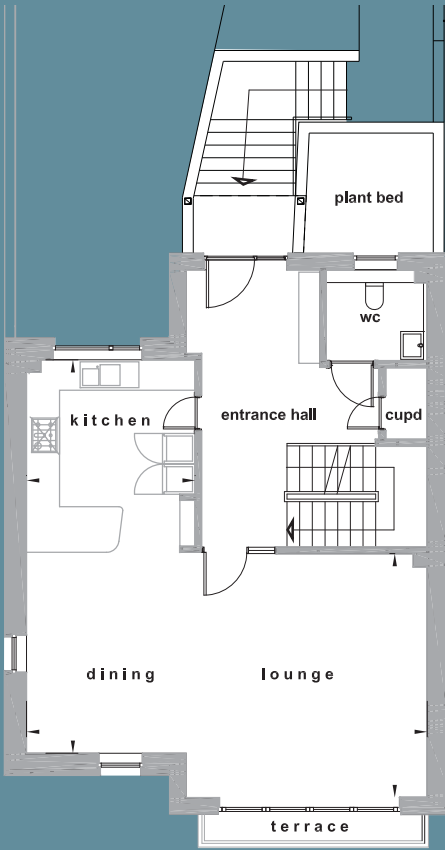
	Metric		Imperial	
Bedroom 1	4.76	x	4.40	15'7" x 14'4"
Roof Terrace	3.89	x	2.75	12'9" x 9'0"

House N° 4

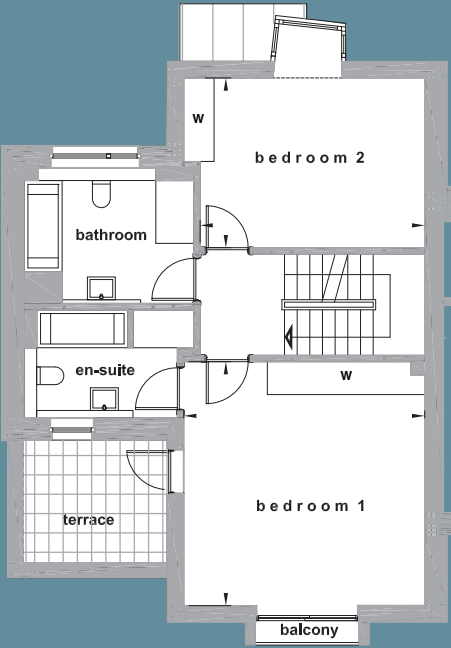
4 bedrooms



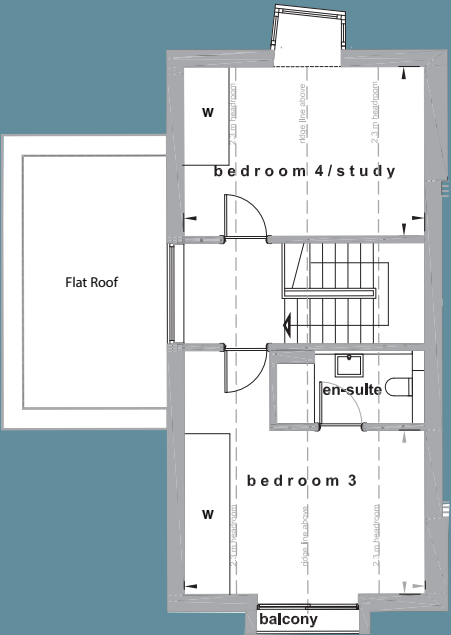
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NETT INTERNAL FLOOR AREA			
Excluding Garage		Including Garage	
237.45 sq.m.		264.02 sq.m.	
2,556 sq.ft.		2,842 sq.ft.	

	Metric		Imperial	
Ancillary Room	4.42	x 3.44	14'6	x 11'3
Utility	4.42	x 3.05	14'6	x 10'0

	Metric		Imperial	
Kitchen	3.83	x 3.33	12'7	x 10'11
Lounge / Dining	7.91	x 4.79	26'0	x 15'9

	Metric		Imperial	
Bedroom 1	4.78	x 4.76	15'9	x 15'7
Bedroom 2	4.43	x 3.33	14'6	x 10'11

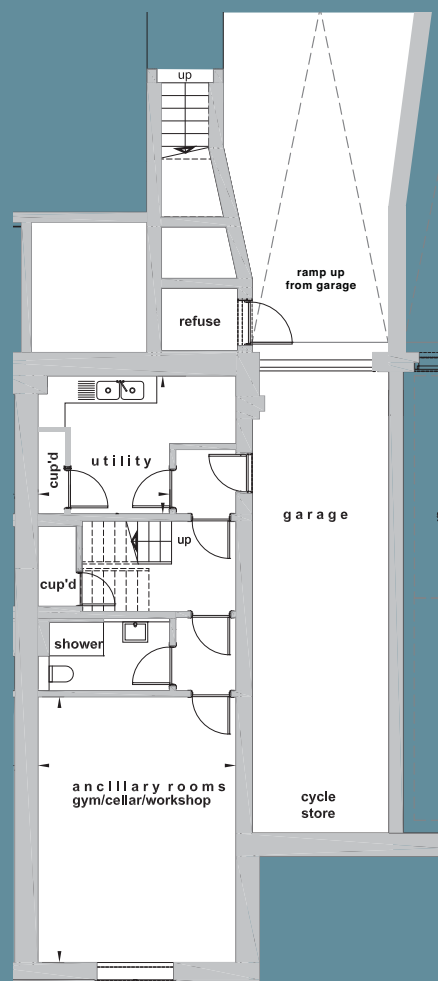
	Metric		Imperial	
Bedroom 3	4.76	x 3.24	15'7	x 10'8
Bedroom 4	4.76	x 3.35	15'7	x 11'0

House N° 5

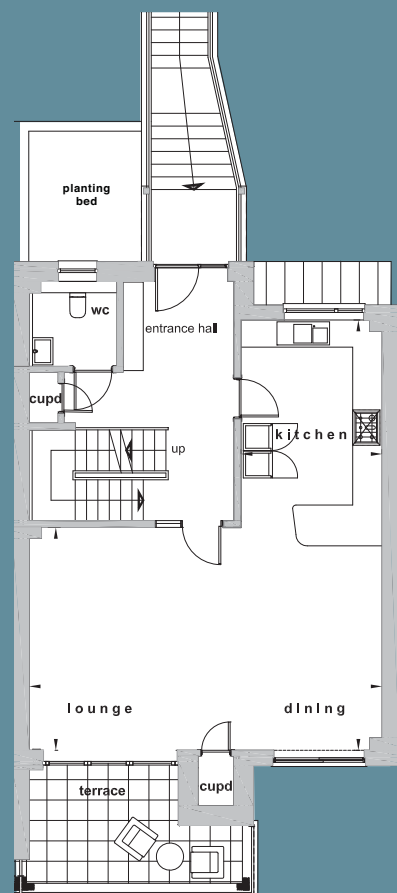
4 bedrooms

NETT INTERNAL FLOOR AREA

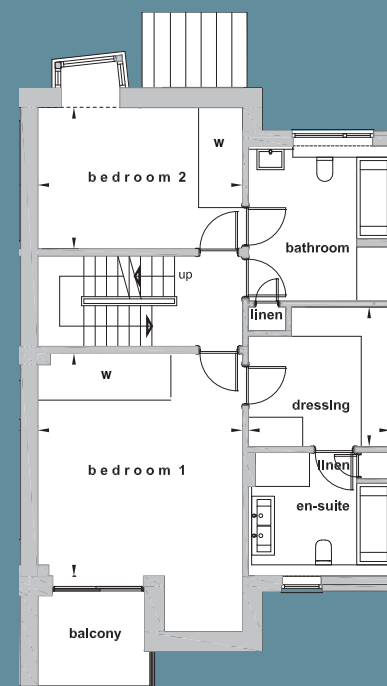
Excluding Garage	Including Garage
265.51 sq.m.	297.00 sq.m.
2,858 sq.ft.	3,197 sq.ft.



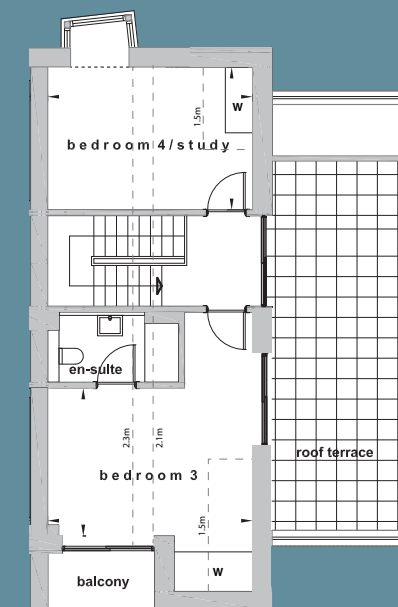
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	Metric	Imperial
Ancillary Room	5.86 x 4.38	19'3" x 14'4"
Utility	3.05 x 2.92	10'0" x 9'7"

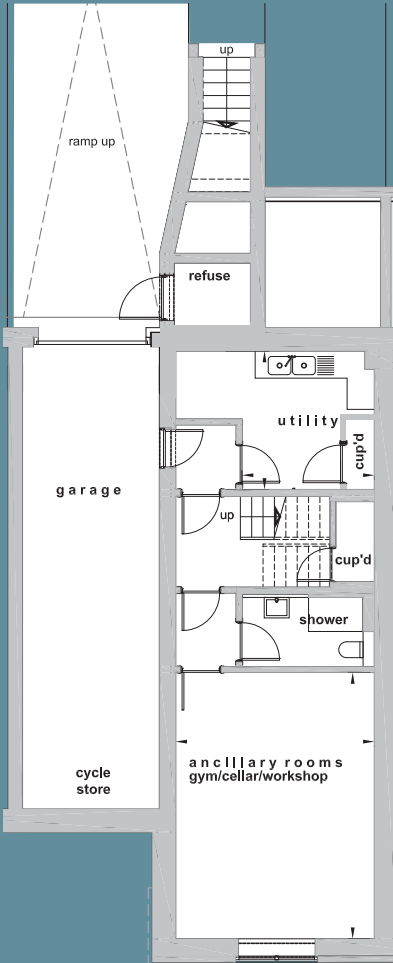
	Metric	Imperial
Lounge	4.92 x 4.67	16'1" x 15'4"
Kitchen	4.57 x 3.40	15'0" x 11'2"
Dining	4.92 x 3.40	16'1" x 11'2"
Terrace	3.31 x 2.61	10'10" x 8'7"

	Metric	Imperial
Bedroom 1	4.92 x 4.52	16'1" x 14'10"
Bedroom 2	4.52 x 3.13	14'10" x 10'3"
Dressing Room	3.43 x 3.09	11'3" x 10'1"

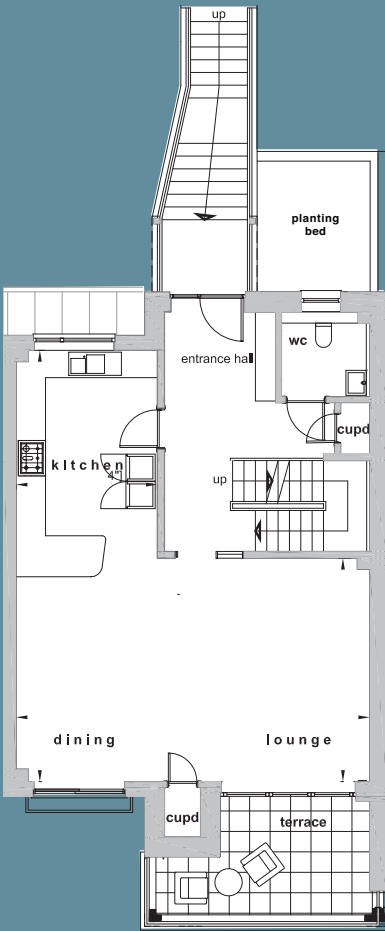
	Metric	Imperial
Bedroom 3	4.52 x 3.27	14'10" x 10'8"
Bedroom 4	3.26 x 3.15	10'8" x 10'4"
Roof Terrace	8.15 x 3.15	26'9" x 10'4"

House N° 6

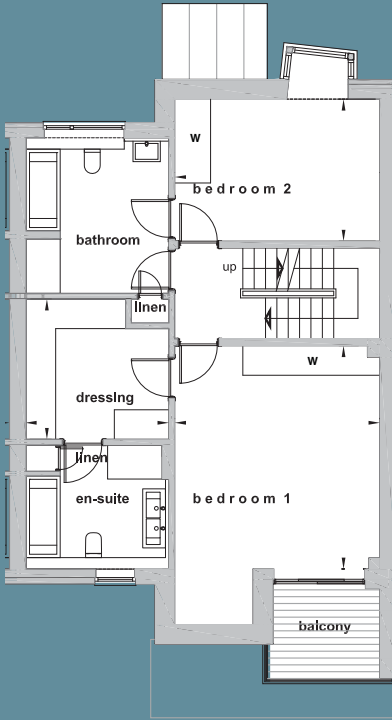
4 bedrooms



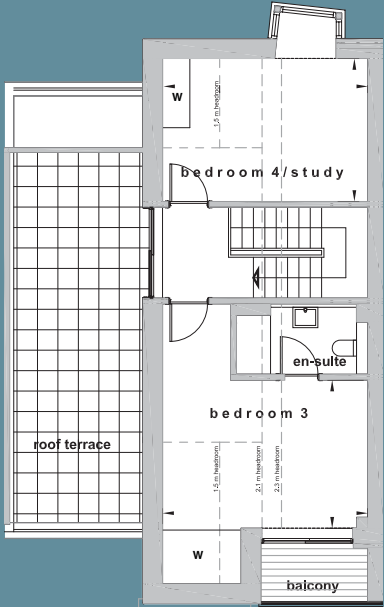
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NETT INTERNAL FLOOR AREA			
Excluding Garage		Including Garage	
261.51 sq.m.		294.96 sq.m.	
2,815 sq.ft.		3,175 sq.ft.	

	Metric		Imperial	
Ancillary Room	5.86	x 4.38	19'3	x 14'4
Utility	3.05	x 2.91	10'0	x 9'7

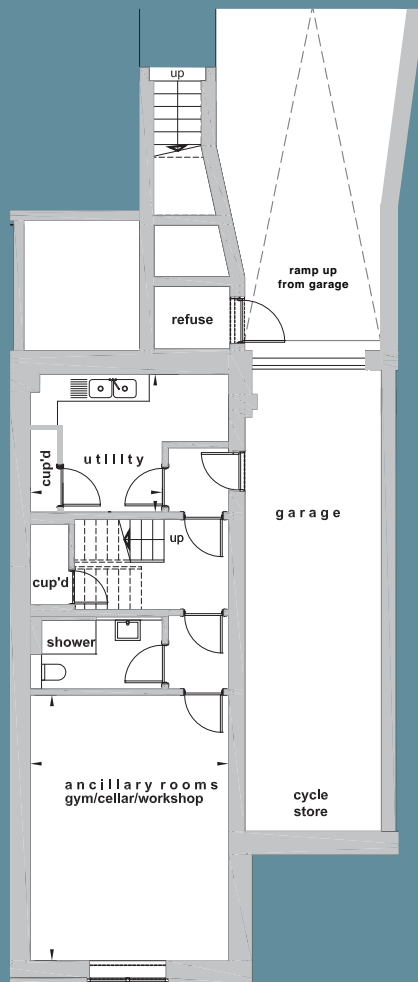
	Metric		Imperial	
Lounge	4.92	x 4.67	16'1	x 15'4
Kitchen	4.57	x 3.11	15'0	x 10'4
Dining	4.92	x 4.67	16'1	x 15'4
Terrace	3.30	x 2.61	10'10	x 8'7

	Metric		Imperial	
Bedroom 1	4.92	x 4.52	16'1	x 14'10
Bedroom 2	4.52	x 3.13	14'10	x 10'3
Dressing Room	3.16	x 3.08	10'4	x 10'2

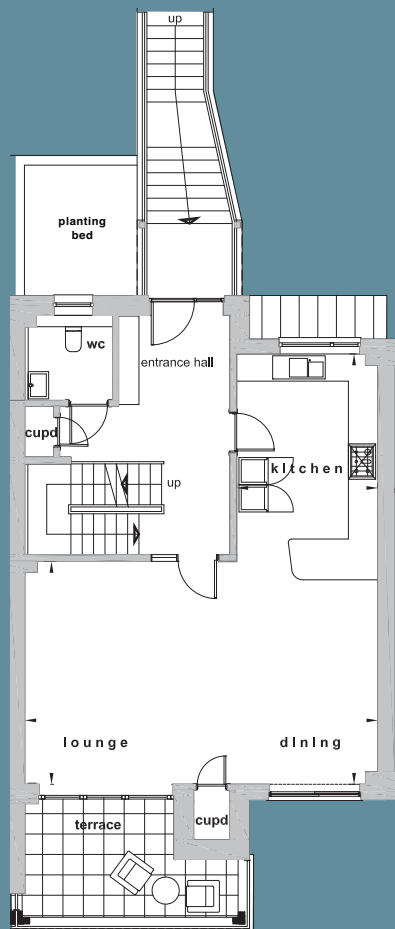
	Metric		Imperial	
Bedroom 3	4.52	x 3.27	14'10	x 10'9
Bedroom 4	3.26	x 3.15	10'8	x 10'4
Roof Terrace	8.15	x 3.15	26'9	x 10'4

House N° 7

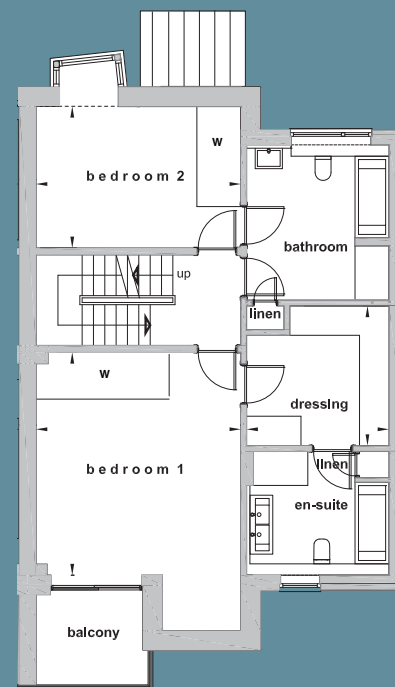
4 bedrooms



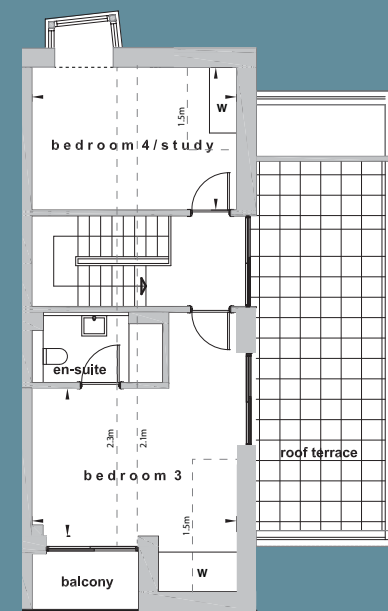
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NETT INTERNAL FLOOR AREA

Excluding Garage

267.46 sq.m.

2,879 sq.ft.

Including Garage

301.00 sq.m.

3,240 sq.ft.

	Metric			Imperial		
Ancillary Room	5.86	x	4.38	19'3	x	14'4
Utility	3.05	x	2.92	10'0	x	9'7

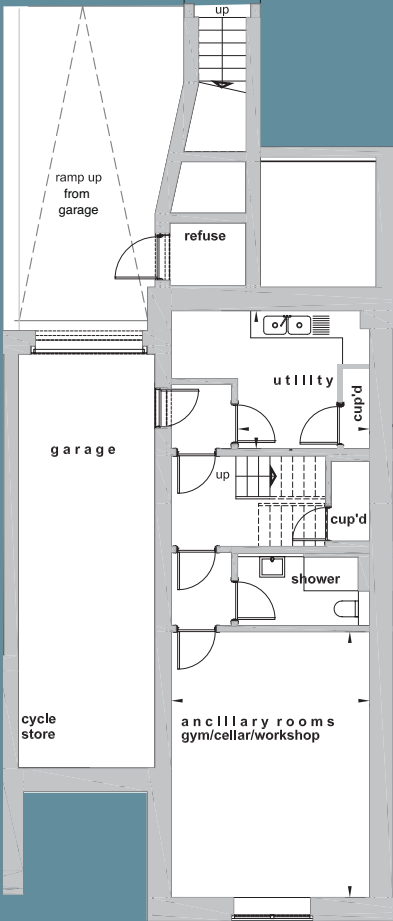
	Metric			Imperial		
Lounge	4.92	x	4.67	16'1	x	15'4
Kitchen	4.57	x	3.11	15'0	x	10'3
Dining	4.92	x	3.11	16'1	x	10'3
Terrace	3.31	x	2.61	10'10	x	8'7

	Metric		Imperial	
Bedroom 1	4.92	x 4.52	16'1	x 14'10
Bedroom 2	4.52	x 3.13	14'10	x 10'3
Dressing Room	3.14	x 3.09	10'4	x 10'1

	Metric			Imperial		
0	Bedroom 3	4.52	x 3.27	14'10	x 10'9	
	Bedroom 4	4.52	x 3.15	14'10	x 10'4	
	Roof Terrace	8.15	x 3.15	26'9	x 10'4	

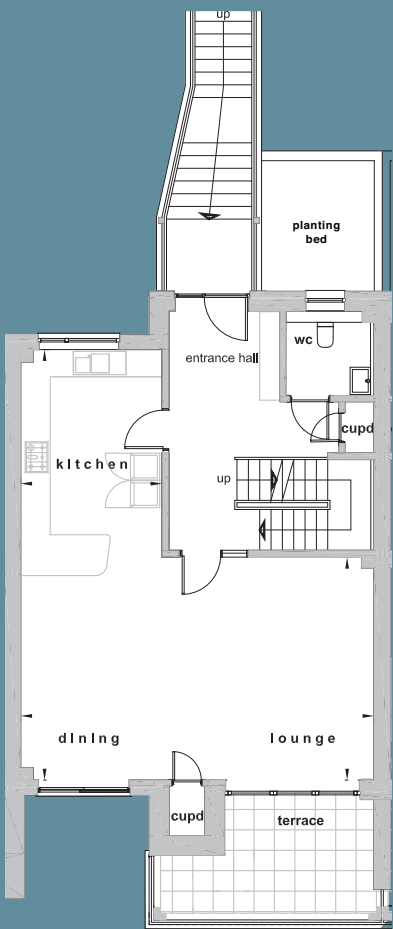
House N° 8

4 bedrooms



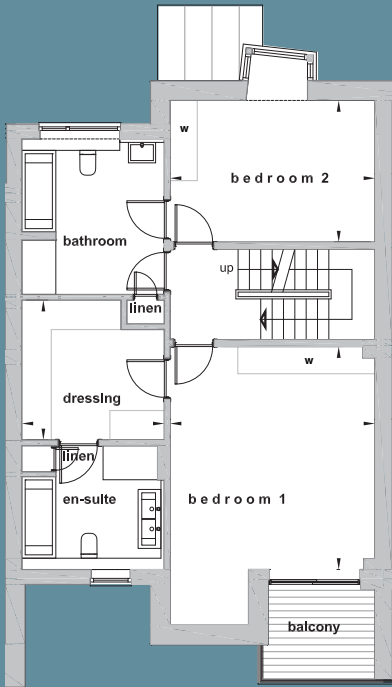
LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	5.86	x 4.38	19'3	x 14'4
Utility	3.05	x 2.91	10'0	x 9'7



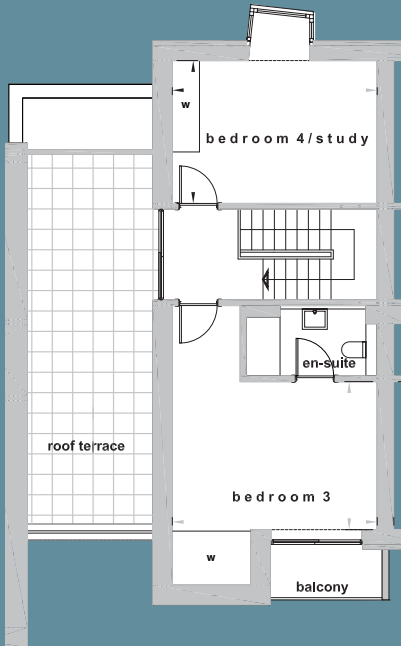
GROUND FLOOR

	Metric		Imperial	
Lounge	4.91	x 4.67	16'1	x 15'4
Kitchen	4.58	x 3.11	15'0	x 10'3
Dining	4.91	x 3.11	16'1	x 10'3
Terrace	3.31	x 2.61	10'10	x 8'7



FIRST FLOOR

	Metric		Imperial	
Bedroom 1	4.92	x 4.52	16'1	x 14'10
Bedroom 2	4.52	x 3.13	14'10	x 10'3
Dressing Room	3.14	x 3.09	10'4	x 10'1



SECOND FLOOR

	Metric		Imperial	
Bedroom 3	4.52	x 3.27	14'10	x 10'9
Bedroom 4	4.52	x 3.15	14'10	x 10'4
Roof Terrace	8.15	x 3.15	26'9	x 10'4

NETT INTERNAL FLOOR AREA

Excluding Garage	Including Garage
267.46 sq.m.	298.02 sq.m.
2,879 sq.ft.	3,208 sq.ft.

House N°9

4 bedrooms 

NETT INTERNAL FLOOR AREA

Excluding Garage

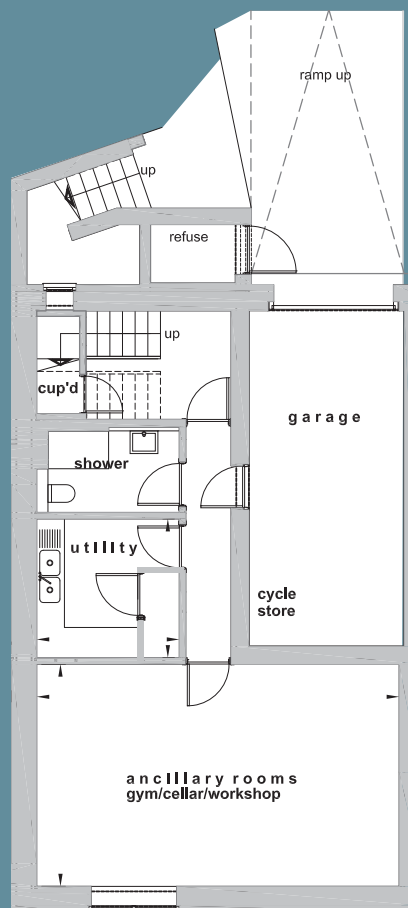
284.46 sq.m.

3,062 sq.ft.

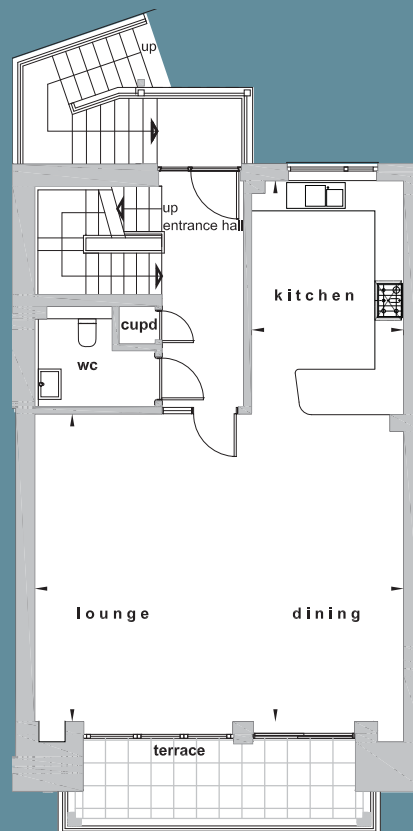
Including Garage

307.96 sq.m.

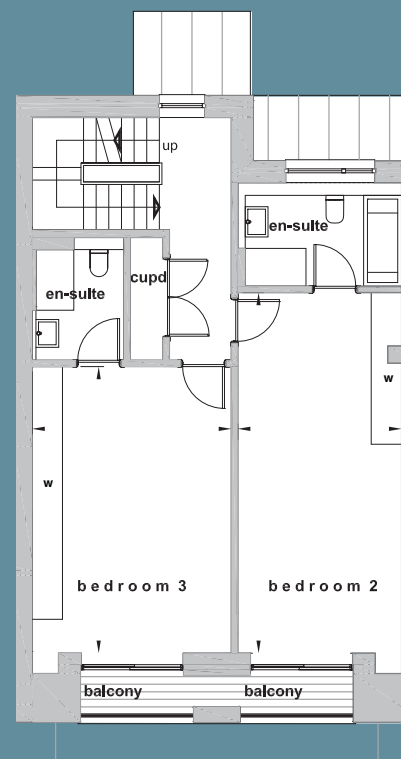
3,315 sq.ft.



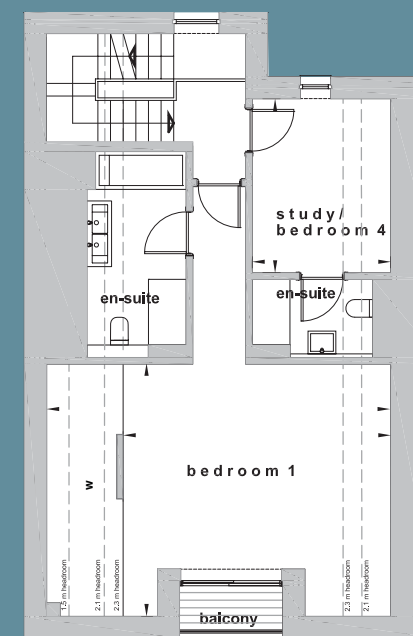
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

	Metric		Imperial	
Ancillary Room	7.18	x 4.40	23'6	x 14'5
Utility	2.83	x 2.75	9'3	x 9'0

	Metric		Imperial	
Lounge	6.10	x 4.29	20'0	x 14'1
Kitchen	4.61	x 3.02	15'2	x 9'11
Dining	6.10	x 3.02	20'0	x 9'11
Terrace	5.40	x 1.48	17'9	x 4'10

	Metric		Imperial	
Bedroom 1	7.14	x 3.24	23'5	x 10'8
Bedroom 2	5.67	x 3.94	18'7	x 12'11

	Metric		Imperial	
Bedroom 3	5.93	x 5.02	19'6	x 16'5
Bedroom 4	3.45	x 2.75	11'4	x 9'0

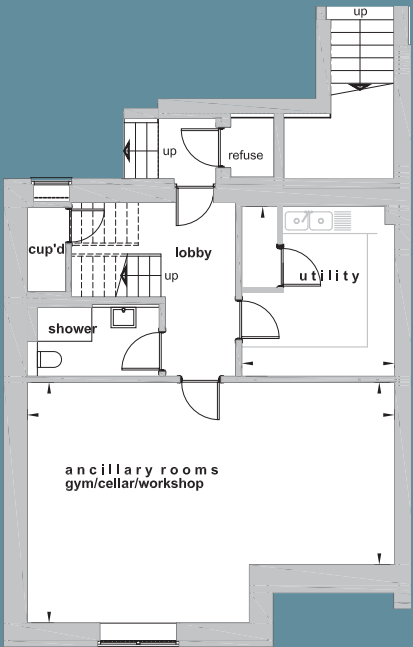
House N° 10

2 bedrooms



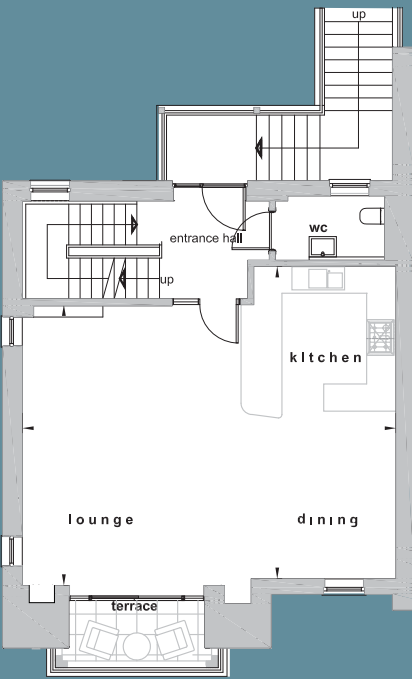
NETT INTERNAL FLOOR AREA

Excluding Garage	Including Garage
201.04 sq.m.	201.04 sq.m.
2,164 sq.ft.	2,164 sq.ft.



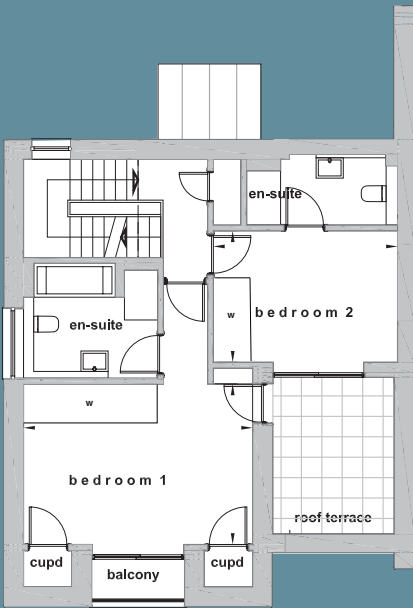
LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	8.10	x 5.31	26'7	x 17'5
Utility	3.75	x 3.37	12'4	x 11'1



GROUND FLOOR

	Metric		Imperial	
Lounge	6.20	x 5.10	20'4	x 16'9
Kitchen / Dining	6.90	x 3.14	22'8	x 10'4



FIRST FLOOR

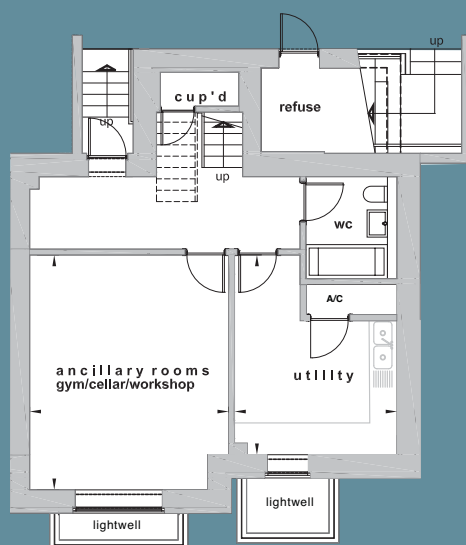
	Metric		Imperial	
Bedroom 1	5.05	x 3.54	16'7	x 11'7
Bedroom 2	4.06	x 2.90	13'4	x 9'6

House N° 11

2 bedrooms 

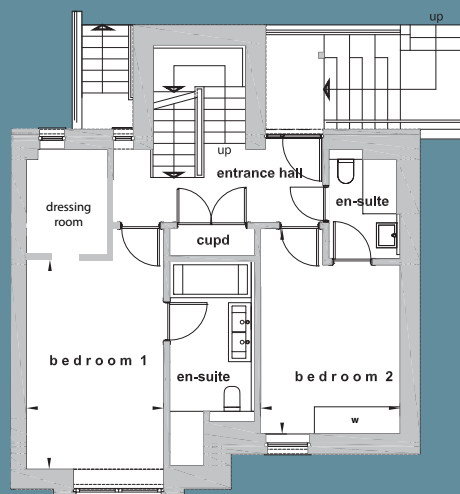
NETT INTERNAL FLOOR AREA

Excluding Garage	Including Garage
175.02 sq.m.	175.02 sq.m.
1,884 sq.ft.	1,884 sq.ft.



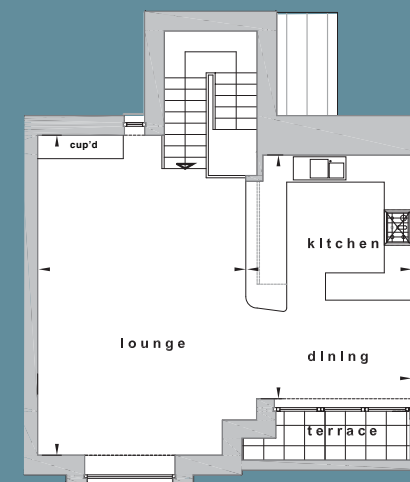
LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	5.18	x 4.39	17'0	x 14'5
Utility	4.41	x 3.58	14'6	x 11'9



GROUND FLOOR

	Metric		Imperial	
Bedroom 1	4.50	x 3.03	14'9	x 9'11
Bedroom 2	4.53	x 3.08	14'10	x 10'1



FIRST FLOOR

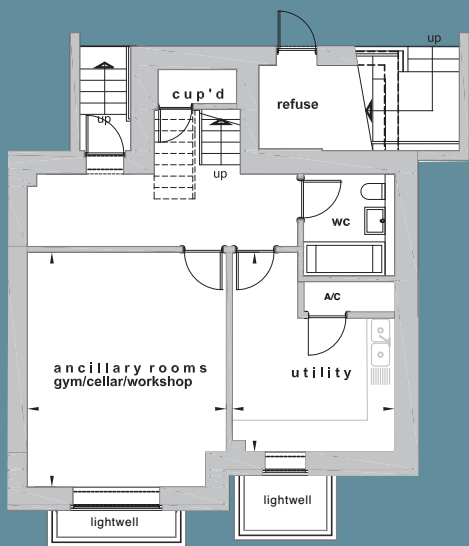
	Metric		Imperial	
Lounge	7.06	x 4.57	23'2	x 15'0
Kitchen/Dining	5.38	x 3.67	17'8	x 12'0
Terrace	3.19	x 1.03	10'5	x 3.5

House N° 12

2 bedrooms 

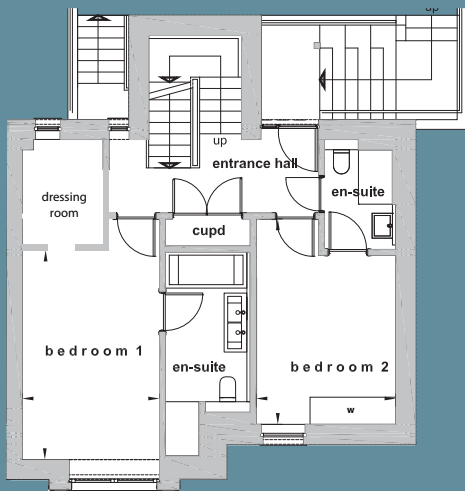
NETT INTERNAL FLOOR AREA

Excluding Garage	Including Garage
172.98 sq.m.	172.98 sq.m.
1,862 sq.ft.	1,862 sq.ft.



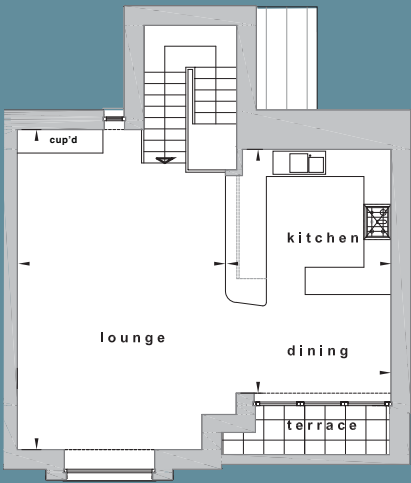
LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	5.18	x 4.38	17'0	x 14'4
Utility	4.41	x 3.58	14'6	x 11'9



GROUND FLOOR

	Metric		Imperial	
Bedroom 1	4.50	x 3.03	14'9	x 10'0
Bedroom 2	4.53	x 3.08	14'10	x 10'1



FIRST FLOOR

	Metric		Imperial	
Lounge	7.06	x 4.57	23'2	x 15'0
Kitchen/Dining	5.38	x 3.66	17'8	x 12'0
Terrace	2.91	x 1.03	9'6	x 3'5

House N° 14

3 bedrooms

NETT INTERNAL FLOOR AREA

Excluding Garage

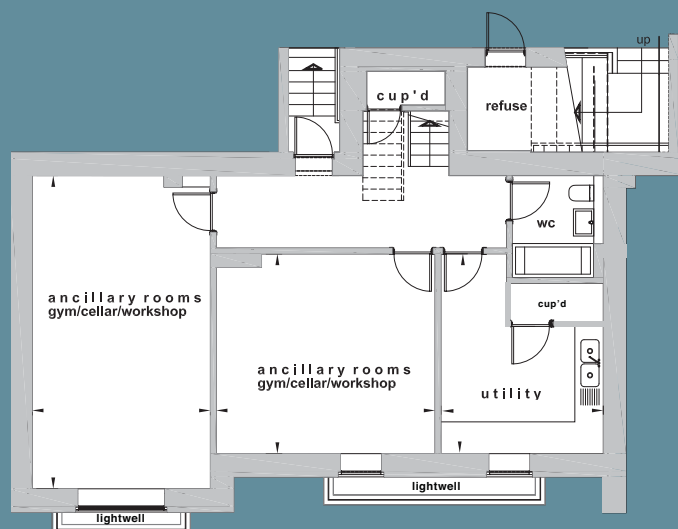
252.97 sq.m.

2,723 sq.ft.

Including Garage

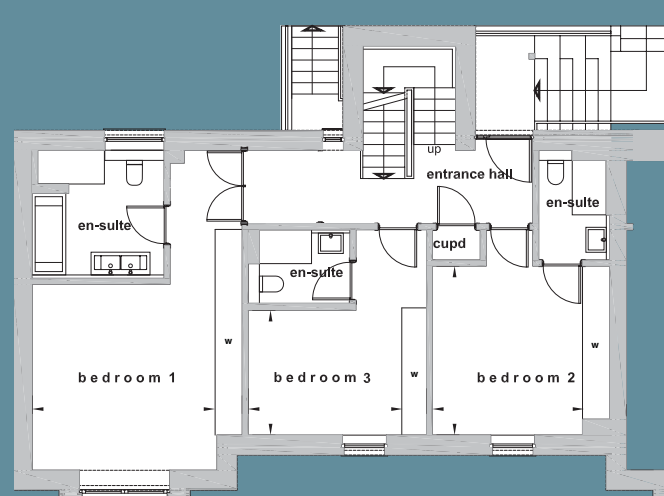
252.97 sq.m.

2,723 sq.ft.



LOWER GROUND FLOOR

	Metric		Imperial	
Ancillary Room	6.91	x 3.93	22'8	x 12'11
Ancillary Room 2	4.83	x 4.41	15'10	x 14'5
Utility	4.41	x 3.58	14'5	x 11'9



GROUND FLOOR

	Metric		Imperial	
Bedroom 1	4.02	x 4.13	13'2	x 13'6
Bedroom 2	3.31	x 3.73	10'10	x 12'3
Bedroom 3	3.37	x 2.76	11'1	x 9'0

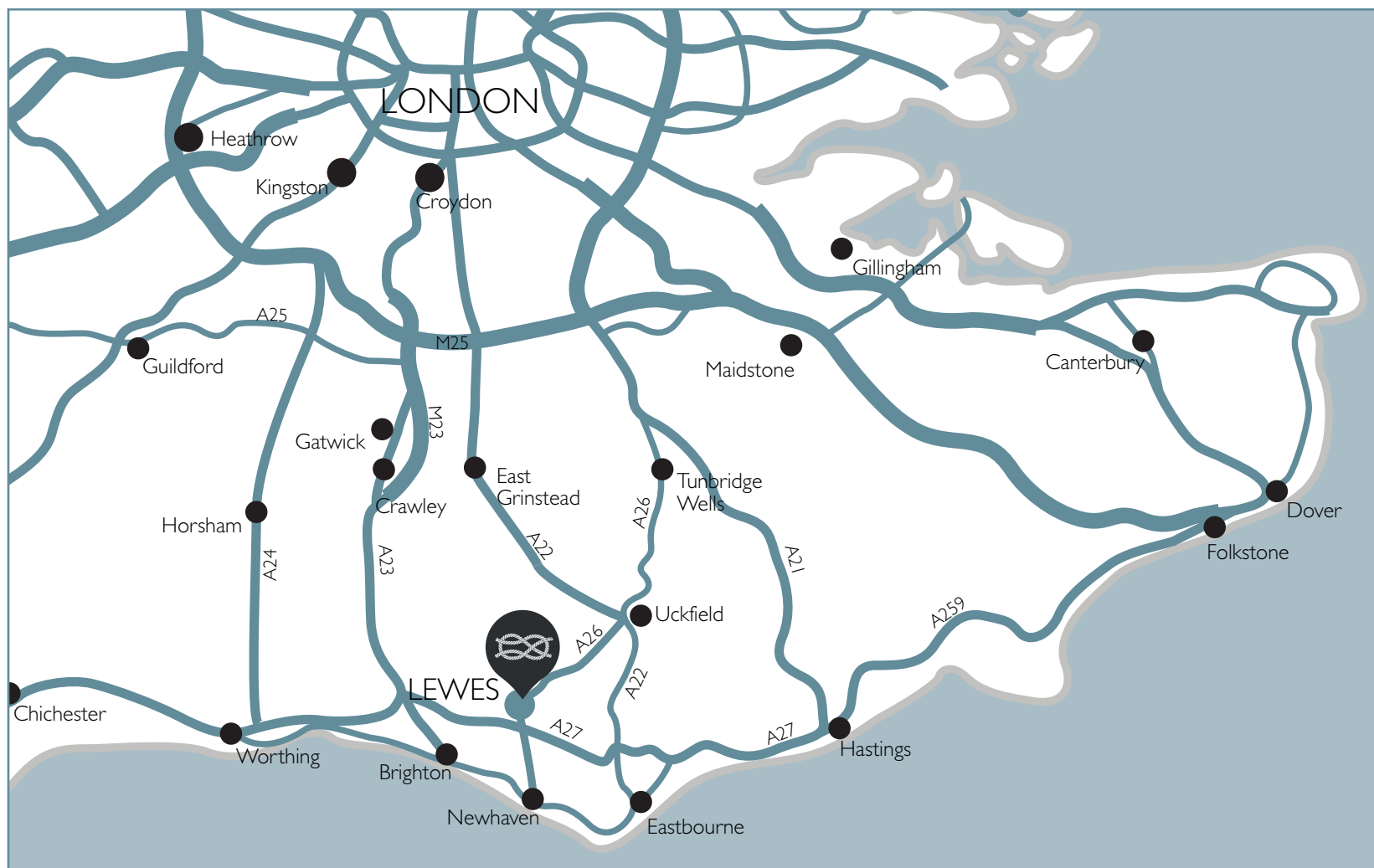


FIRST FLOOR

	Metric		Imperial	
Lounge	8.19	x 6.28	26'10	x 20'7
Kitchen/Dining	6.62	x 4.53	21'9	x 14'10
Terrace	2.89	x 1.95	9'6	x 6'5



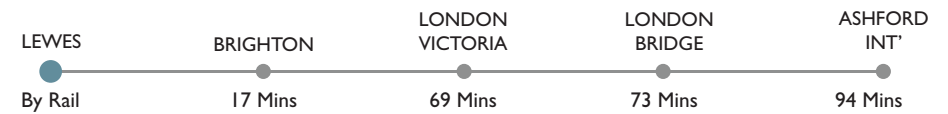
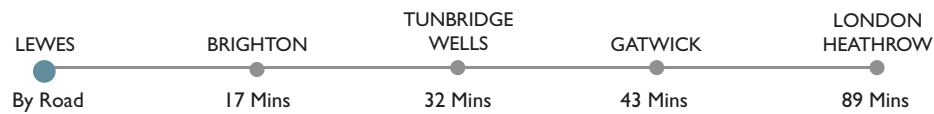
Close to City, Country & Sea





So Well Connected

Chandlers' Wharf is perfectly placed for the commuter with Lewes Station only a 10 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 A27 which links routes to M23 and other major A roads in the South East.



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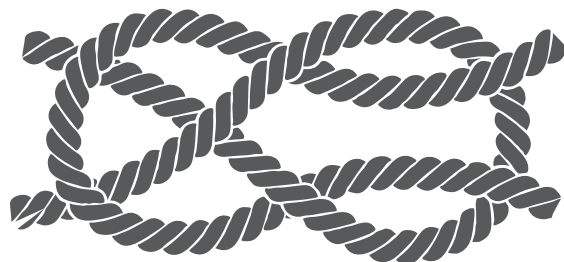
Disclaimer

These details are intended to give a general indication of the proposed development and floor layout. We reserve the right to alter and amend specifications and floor layouts at any time. The contents herein shall not be deemed to form part of any contract or be a representation inducing any such contract.

A Fuzzypeg Design Production 0773 847 1819



Computer Generated Image of Interior of Chandlers' Wharf





CHANDLERS' WHARF

LEWES * EAST SUSSEX

BY RIVERDALE DEVELOPMENTS

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