



£1,000,000- £1,100,000 Guide price

1 Stricklands Warehouse, Railway Lane, Lewes, East Sussex, BN7 2AQ

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Overview...

A fantastic opportunity to purchase this exceptional Riverside loft style home located in the heart of historic Lewes town centre, yet positioned away from passing traffic.

The 2,800 sq ft home boasts some magnificent views of the passing River Ouse, neighbouring Nature Reserve and South Downs National Park.

The Grade II listed home is arranged over the first and second floors of this stunning warehouse conversion and boasts architectural features such as exposed beams and ironwork, wood panel walls and glazed walls.

The entire first floor is presented as a semi open plan space with a bespoke fitted Kitchen Breakfast Room, Dining Area, Living Area, Snug Area and a Study. There are 2 Terraces located at each end of the property, enjoying River Views, Downland Views and views over the Lewes townscape.

The second floor is presented as 4 Double Bedrooms and 2 high quality Bathrooms, a Study Area on the landing and 2 further Terraces, again with splendid views.

Outside there are Two Allocated Parking Spaces, and access to a substantial communal storage area.



The property...

Setting the tone to this exceptional conversion the property is approached via a Communal Entrance Hall shared with just one other neighbour and provides access to an extensive ground floor storage area. The Vestibule is beautifully presented with a tiled floor, exposed timbers and brick walls highlighting the properties character and quality of the conversion. Hanging pictures tell the buildings story from a working riverside warehouse and an oak staircase leads to the upper floors.

PRIVATE ENTRANCE HALL- A warm and welcoming entrance with exposed floorboards and beams, fitted cloaks cupboard and window to the side. Double doors open to an impressive, almost entirely open plan reception space occupying the entirety of the first floor of this landmark building.

OPEN PLAN LIVING, KITCHEN, DINING- Occupying the entirety of the first floor and measuring some 1,400 sq ft this incredible space is flooded with natural light with windows to all sides and boasting some magnificent views of the townscape, river, nature reserve and South Down National Park. The 34ft space features impressive exposed beams, and exposed wood floors.

KITCHEN BREAKFAST ROOM- A high quality bespoke built solid wood kitchen finished in an old English white colour and complimented with black granite worksurfaces. The kitchen incorporates an island into the design, and boast far reaching views along the river. The Kitchen is open plan to the;

DINING AREA- The dining area flows seamlessly into the Kitchen area with just a change from tiled floors to exposed floorboards defining the spaces. Both areas boast incredible exposed beams and the Dining Area is Open plan to the Living Room and Snug Area and semi open plan to the Study. Floor to ceiling windows and a centrally positioned door opens to a Riverside Terrace.

TERRACE- Enjoying some beautiful far reaching views along the river and the Southdowns, the terrace provides an covered outside space to relax and dine.



The property...

LIVING ROOM- Another impressive reception area being of an extremely generous size, and benefitting from dual aspect light and far reaching views along the river Ouse and over the neighbouring nature reserve. The room is full of character with exposed beams to the walls and ceiling and a stunning wood floor. Imitation wood burning stove. A glazed door with floor to ceiling windows either side then opens onto a further **Terrace** which is covered and provides an outside to sit and relax.

SNUG AREA- A generously sized room which has been carpeted to provide a cosier feel. With exposed beams and a timber built staircase leading to the upper floor.

OFFICE- A dual aspect room with views along the river and with exposed beams to the walls and ceiling.

SECOND FLOOR LANDING- A particularly spacious landing with modern upright radiators and exposed floorboards. The room embraces its warehouse origins with exposed ironwork and timbers. Cleverly designed into the landing area is a glass vestibule which provides a handy study space with views through the **Terrace** and onto the river and townscape beyond. A **second Terrace** is found at the front of the property and provides an outside yet covered, seating area.

BEDROOM 1- A generously sized bedroom measuring and enviable 22ft x 11ft. The triple aspect bedroom enjoys beautiful far reaching views along the River Ouse and South Downs National Park and features fitted wardrobes, exposed floorboards and beams.

BEDROOM 2- Another triple aspect double bedroom with views over the nature reserve. The bedroom features exposed floorboards and beams and benefits from fitted wardrobes.

BEDROOM 3- A further double bedroom also with triple aspect light and enjoying views over the river and the townscape.

BEDROOM 4- Another double bedroom also boasting triple aspect natural light, exposed beams and floorboards.





The property...

SHOWER ROOM- A high quality modern suite comprising of a more than generously sized shower enclosure with fix glass screen, wc, bidet, and wash hand basin. The room features exposed floorboards and timber clad walls. Window to the side with far reaching views over the nature reserve and river Ouse.

BATHROOM- A gorgeous bathroom comprising of a freestanding designer bath, a generously sized shower enclosure with fixed glass screen. Wc and wash hand basin set into a vanity unit. The room features exposed wood walls and a window to the side.

OUTSIDE

PARKING- Allocated Off Street Parking for 2 Vehicles located on a pretty gravel landscaped courtyard with plants and shrubs to one boundary and pathway leading to the front door.





Location...

Railway Lane is a non through road, away from passing traffic, situated in the very heart of historic Lewes town centre. The property is located along the River Ouse and adjacent to the Railway Land Nature Reserve making an ideal position for walks along the river. The Pedestrianised Cliffe High Street with its array of shops, antique centres, coffee shops and restaurants, including the original Bill's, is moments from the front door and Lewes Mainline Railway Station is just a 6/7 minute walk away (source Google Maps)

Lewes provides an excellent of choice of schools catering for all ages from Nursery through to Tertiary College with wider education easily accessible via bus or train in nearby Brighton.

Share of Freehold - with 974 years remaining

Maintenance Charge - ad hoc which is shared 50/50 with number 2

Grade II Listed - Gas Central Heating

EPC Rating - C

Council Tax Band - F





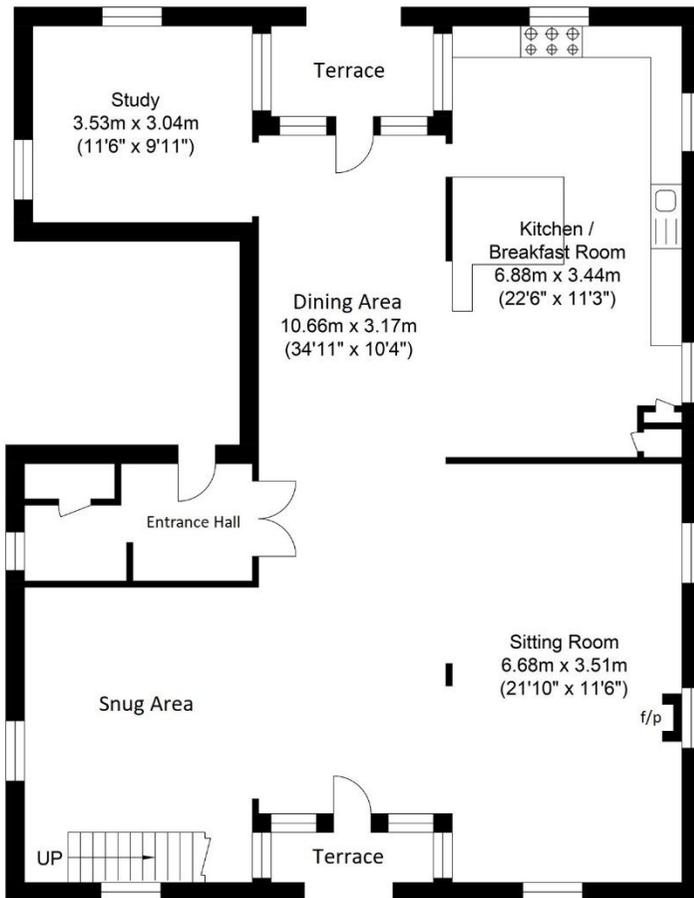
Enquiries...

For further enquiries or to arrange an appointment to view

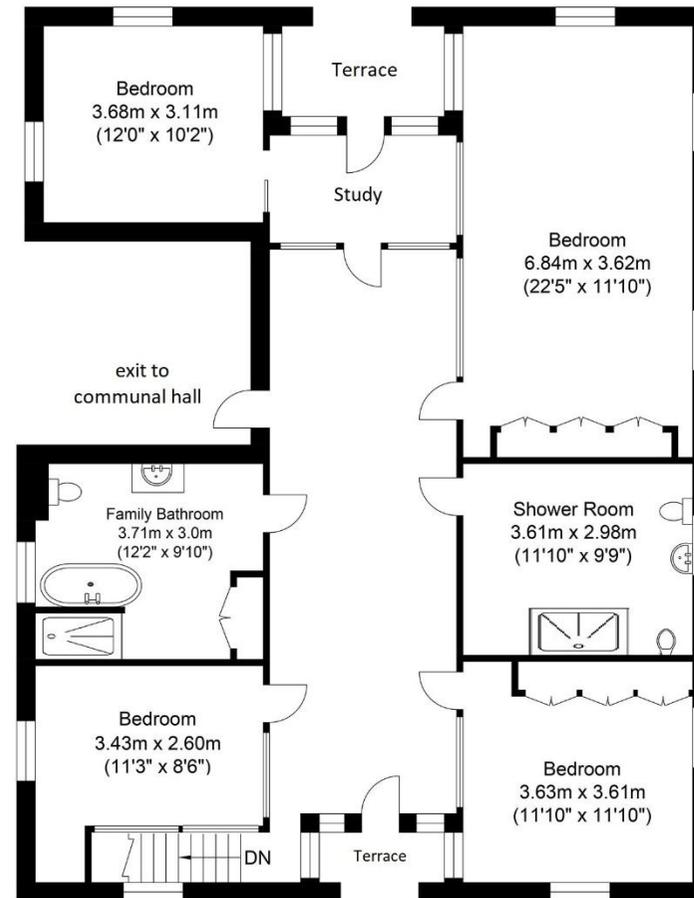
Please contact our Lewes office on

01273 407929 or

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Ground Floor
 Approximate Floor Area
 1398.77 sq ft
 (129.95 sq m)



First Floor
 Approximate Floor Area
 1398.77 sq ft
 (129.95 sq m)

Approximate Gross Internal Area = 259.90 sq m / 2797.54 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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