



ALBION HOUSE  
LEWES



Albion House is a Boutique development of 10 new apartments, ideally positioned in the centre of Lewes.

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With a selection of one & two bedroom apartments available, finished to the highest standard, they benefit from a passenger lift, a selection of parking spaces and far reaching views across the High Street and towards The South Downs.

# LEWES

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including two prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx four miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Specification

## General

- Electric heating.
- External bin and covered bike store located at the rear of the car park.
- Selection of parking available to purchase by separate negotiation.
- 10 Year Buildzone Structural Defects Warranty.

## Floor Finishes

Hallways, kitchens and living areas are fitted with Light White Oak Engineered Flooring and bedrooms fitted with carpet. All bathrooms are fitted with Beige Wood Effect Porcelain Floor Tiles.



# Kitchens

Two tone Nordic style Kitchens featuring Calacatta Gold Marble worktops, hardwearing, resin composite sink-bowl with plenty of space for family washing up, due to the large capacity. Kitchens are fitted with a selection of integrated appliances, including fridge/freezers, ovens, dishwashers, induction hobs and washing machines.





## Bathrooms

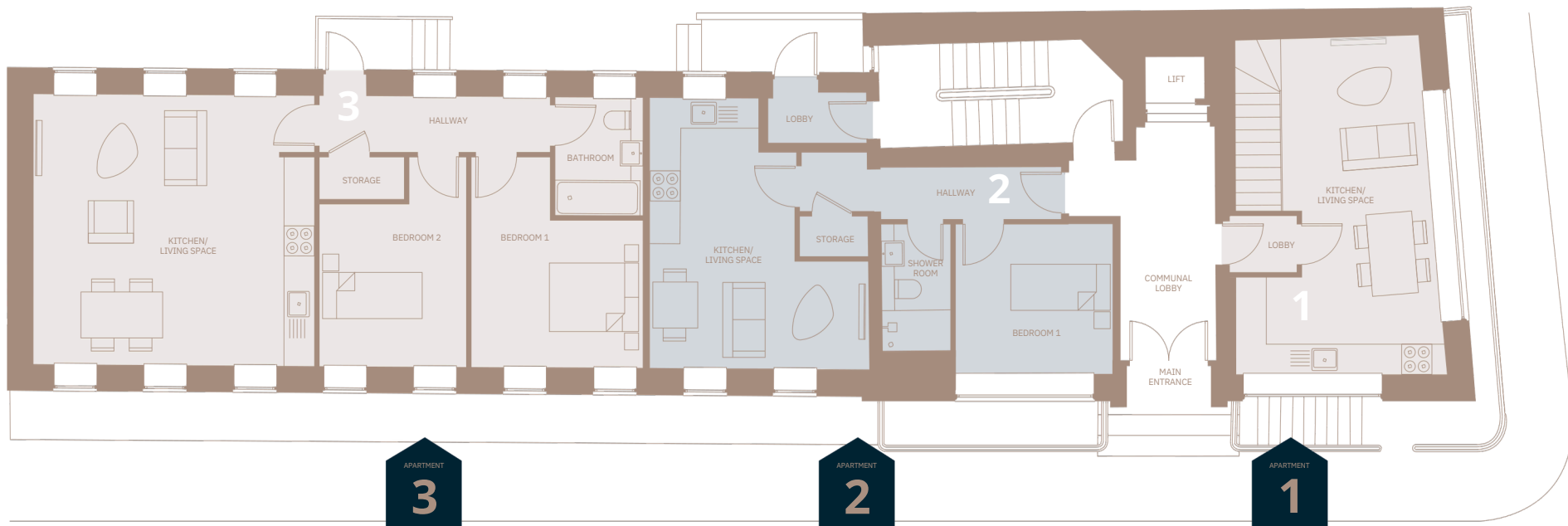
Luxury fitted suites designed in a contemporary style with white sanitary ware & Brushed Brass taps, bath shower mixer taps with round thermostatic shower heads & heated towel rails.

White Rustic Metro Tiles complete the look.

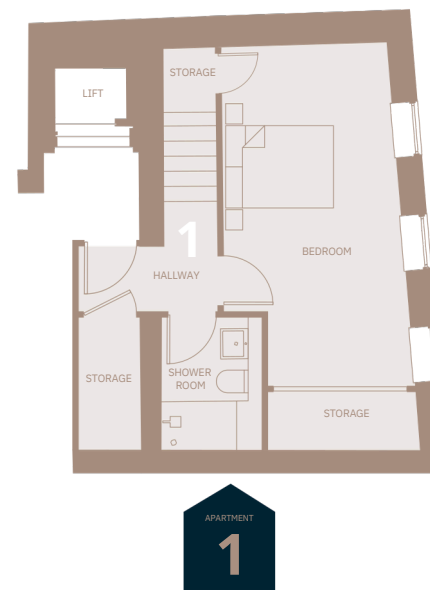
# ALBION HOUSE LEWES



LIVING ROOM



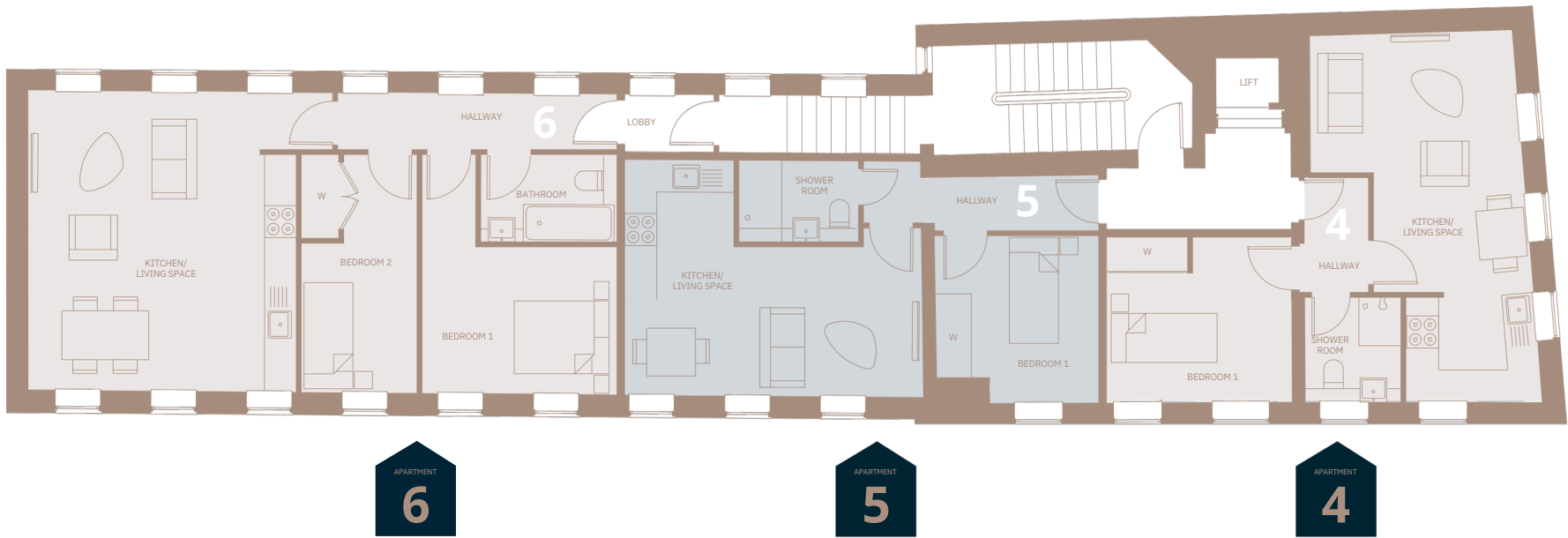
ALBION STREET



### GROUND & LOWER FLOOR

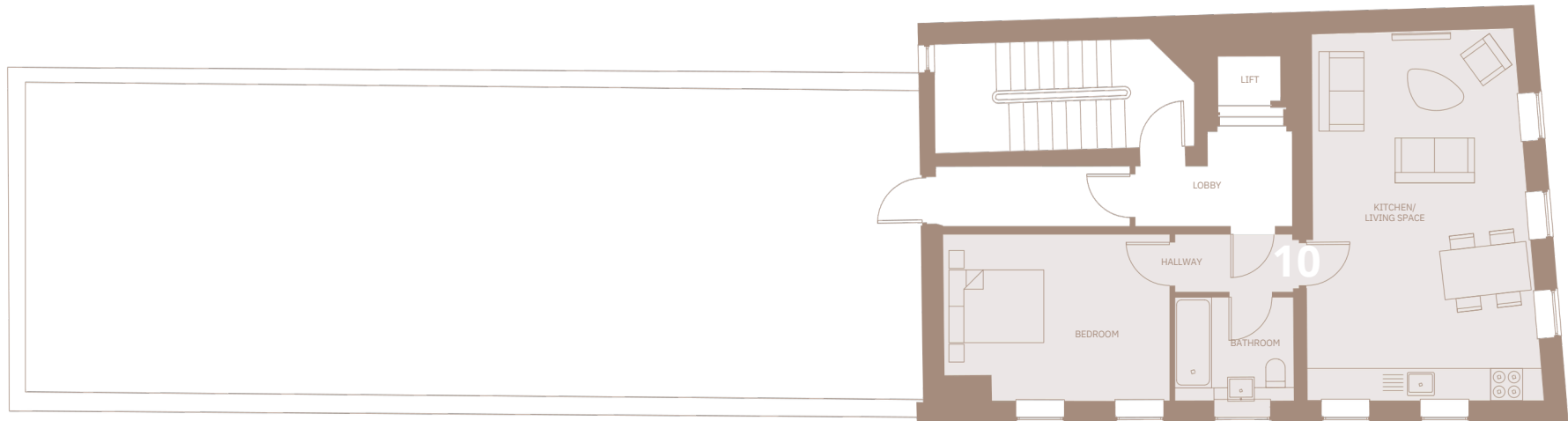
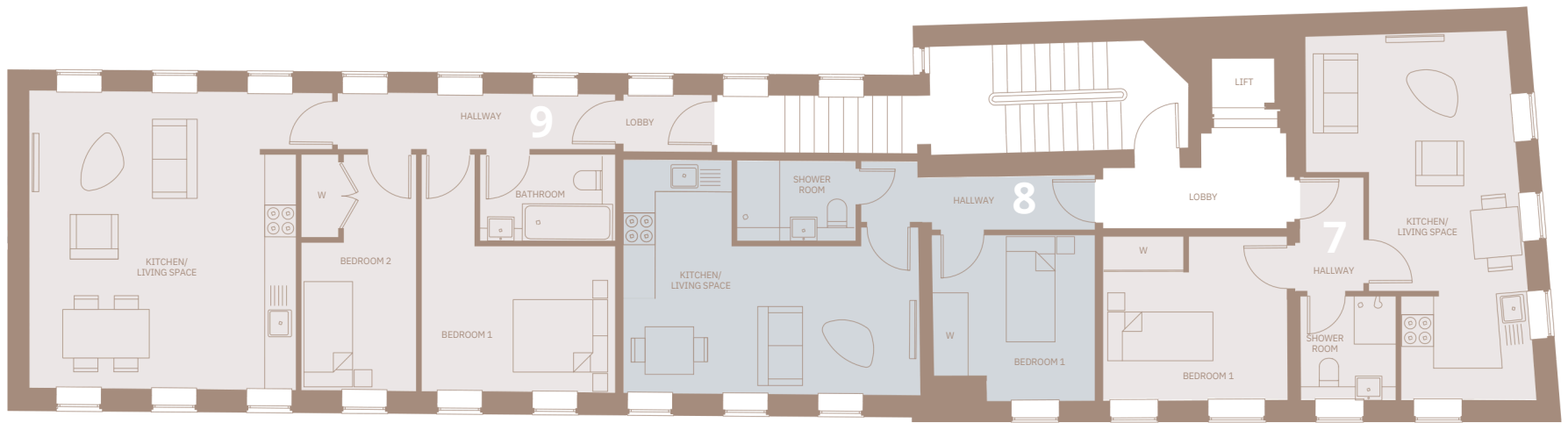
| Apartment | Bedrooms    | Size m2 | ft2    |
|-----------|-------------|---------|--------|
| 1         | One Bedroom | 58.0m2  | 624ft2 |
| 2         | One Bedroom | 38.2m2  | 411ft2 |
| 3         | Two Bedroom | 65.0m2  | 700ft2 |





## FIRST FLOOR

| Apartment | Bedrooms    | Size m2 | ft2    |
|-----------|-------------|---------|--------|
| 4         | One Bedroom | 39.8m2  | 428ft2 |
| 5         | One Bedroom | 37.0m2  | 398ft2 |
| 6         | Two Bedroom | 63.0m2  | 678ft2 |



### SECOND FLOOR

| Apartment | Bedrooms    | Size m2 | ft2    |
|-----------|-------------|---------|--------|
| 7         | One Bedroom | 39.8m2  | 428ft2 |
| 8         | One Bedroom | 37.0m2  | 398ft2 |
| 9         | Two Bedroom | 63.0m2  | 678ft2 |

### THIRD FLOOR

| Apartment | Bedrooms    | Size m2 | ft2    |
|-----------|-------------|---------|--------|
| 10        | One Bedroom | 52.4m2  | 564ft2 |

# ALBION HOUSE LEWES



BEDROOM

# Local Amenities

Dining out in Lewes is a pleasure, from the gastronomic delights on offer at Fork and the Jolly Sportsman in nearby East Chilington, 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. 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 Depot cinema, close to the station is a major asset to the town.

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.

## Journey time by train





## THE DEVELOPER

Village Green UK Limited is a family owned property investment company which has been operating since 2002. They have a diverse portfolio across the breadth of Sussex, in excess of 200 units comprising of commercial and residential properties. The company portfolio has grown and evolved by using their deep understanding of the property market, ability to purchase within mutually agreed timescales and reputation for integrity.

Alongside this they are exploring exciting new development ventures, managing their proactive maintenance schedules and project managing their refurbishment programme using their dedicated omniscient team. They have the knowledge and ability to enhance the portfolio whilst fulfilling their key responsibilities as ethical landlords.



## Your Sussex Property Expert

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Please note: These details are intended to give a general indication of the proposed development and floor layout. Images used are CGI's and designed to give an indication of how the development is expected to look but do not form part of a contract. The developer reserves the right to alter any part of the development, specification, or floor layout at any time. The contents herein shall not form any part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Applicants are advised to contact the developer's agent to ascertain the availability of any particular type of property. All properties finished to the requirements of the local District Council Planning and Building Control with 10 year Build Warranty. All statements contained in these particulars as to this development are made without responsibility on the part of Oakley, the vendors, or lessors and are not to be relied on as statements or representations of fact.