



THE APARTMENTS AT
THE CHALK YARD

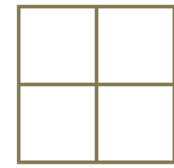
RESTORED & REIMAGINED

THE CHALK YARD is a boutique collection of thirteen highly sustainable and architecturally striking mews houses and apartments, set within the spectacular South Downs National Park and just a short walk from Lewes high street.



COMPUTER GENERATED IMAGE OF THE MEWS HOUSES

THE APARTMENTS



EIGHT UNIQUE LOFT-STYLE APARTMENTS, RANGING FROM ONE TO THREE BEDROOMS, OFFERING OPEN-PLAN LIVING, LUXURY INDUSTRIAL STYLE FINISHES, AND AN ABUNDANCE OF NATURAL LIGHT STREAMING THROUGH FLOOR-TO-CEILING CRITTALL-STYLE WINDOWS.

The four duplex apartments on the ground and first floors offer private entrances, reception lobbies, and contemporary French-style doors leading to gardens or balconies. The second floor has four one-bedroom apartments with balconies boasting views across the South Downs and the neighbouring nature reserve.

With sustainability and energy efficiency at the core of the developments design, The Chalk Yard has been crafted using the latest construction methods and advanced technology to create striking, contemporary homes that boast the highest possible energy efficiency rating for new-build properties.

THE CHALK YARD REDEFINES MODERN-DAY LIVING
BY SEAMLESSLY BLENDING INDUSTRIAL CHARM
WITH CONTEMPORARY DESIGN



COMPUTER GENERATED IMAGE OF THE APARTMENTS

THE CHALK YARD - THE FACTS



PERFECTLY LOCATED WITHIN WALKING DISTANCE TO LEWES HIGH STREET AND TRAIN STATION



EACH UNIT FEATURES INDIVIDUAL AIR SOURCE HEAT PUMPS AND PV PANELS, BUILT TO ZERO-CARBON STANDARDS WITH AN EPC 'A' RATING FOR EXCEPTIONAL ENERGY EFFICIENCY.



ALL UNITS FEATURE EITHER BALCONIES, TERRACES, GARDENS, OR A COMBINATION OF BOTH. THE DEVELOPMENT IS CENTERED AROUND A LANDSCAPED COURTYARD, PROVIDING A WELCOMING ARRIVAL EXPERIENCE TO EACH HOME.



LUXURY FINISHES COMBINE A SOFT NEUTRAL PALETTE WITH STRIKING DARK KITCHENS AND CRITTALL-STYLE FULL HEIGHT WINDOWS, PAYING HOMAGE TO THE DEVELOPMENT'S INDUSTRIAL HERITAGE.



EXCELLENT TRANSPORT LINKS, WITH A SHORT WALK TO THE STATION AND A DIRECT 1-HOUR TRAIN RIDE TO LONDON VICTORIA. ALTERNATIVELY, HEAD SOUTH TO BRIGHTON IN JUST 17 MINUTES BY TRAIN.



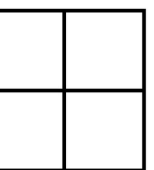
ALLOCATED, PRIVATE CAR PARKING AND SECURE BIKE STORAGE



IDEALLY SITUATED JUST A SHORT DISTANCE FROM THE SOUTH DOWNS WAY, A 100-MILE OFF-ROAD NATIONAL TRAIL THAT STRETCHES ACROSS THE ENTIRE LENGTH OF THE SOUTH DOWNS NATIONAL PARK.



SECURITY OF A 10 YEAR ADVANTAGE STRUCTURAL WARRANTY



LIVING IN LEWES

LEWES IS A HISTORIC MARKET TOWN IN EAST SUSSEX SET WITHIN THE STUNNING SOUTH DOWNS NATIONAL PARK. KNOWN FOR ITS COBBLED STREETS, MEDIEVAL ARCHITECTURE, AND RICH CULTURAL HERITAGE, IT'S HOME TO LANDMARKS LIKE LEWES CASTLE AND THE VIBRANT BONFIRE NIGHT CELEBRATIONS.

The lively high street features a mix of independent artisan shops, galleries, cafés, and restaurants, bustling with both locals and visitors. Surrounded by rolling hills and woodlands, Lewes offers abundant opportunities for outdoor activities such as hiking and cycling.

The town's connectivity for both commuters and those seeking easy access to surrounding countryside is one of the key reasons Lewes is often ranked one of the best places to live in UK. Direct trains to London Victoria take just 1 hour, while Brighton is only 17 minutes away. The A27 provides road links to the coast and Gatwick Airport is just 30 miles away (or a 33 minute direct train).



PERFECTLY CONNECTED

Greater London
(58 miles)


Gatwick Airport
(34 miles)

Royal Tunbridge Wells
(24 miles)




THE CHALK YARD, LEWES

Brighton
(9 miles)



Newhaven
(8.5 miles)





By Bike

-  5 mins Lewes Train Station
-  28 mins South Downs Way
-  50 mins Brighton Beach

By Train

-  17 mins Brighton
 -  33 mins Gatwick Airport
 -  1 hr London Victoria
- Travel times are approximate. Source: Google*

By Car

-  7 mins Glyndebourne Opera House
-  15 mins Brighton Beach
-  35 mins Gatwick Airport

On Foot

-  5 mins Lewes High Street
-  15 mins Malling Down Nature Reserve
-  18 mins Lewes Castle
-  19 mins Lewes Train Station

Development Address

112 Malling Street, Lewes, BN7 2RG

SITE PLAN



APARTMENT 1

GROUND FLOOR

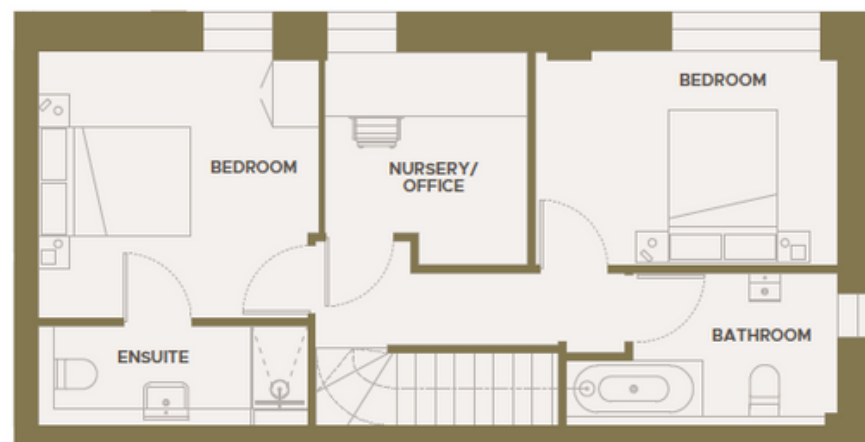


3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
1 CAR PARKING SPACE
PRIVATE GARDEN

947 SQ FT / 88 SQM

£495,000

FIRST FLOOR



APARTMENT 2

GROUND FLOOR



2 BEDROOM
2 BATHROOM
1 CAR PARKING SPACE
PRIVATE GARDEN

926 SQ FT / 86 SQM

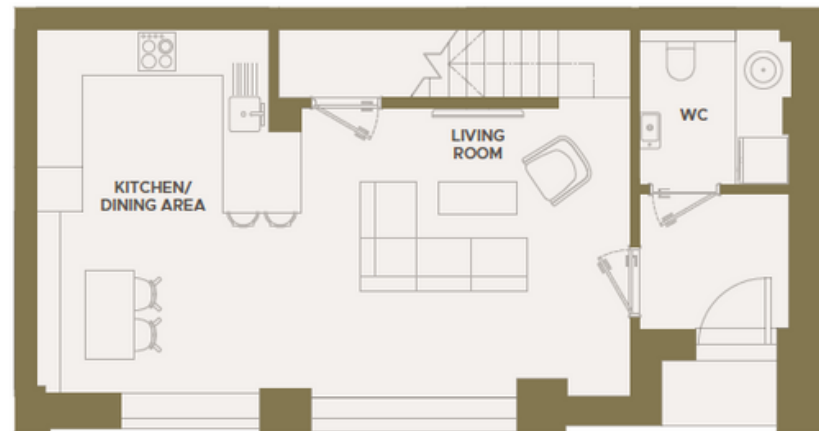
£495,000

FIRST FLOOR



APARTMENT 3

GROUND FLOOR



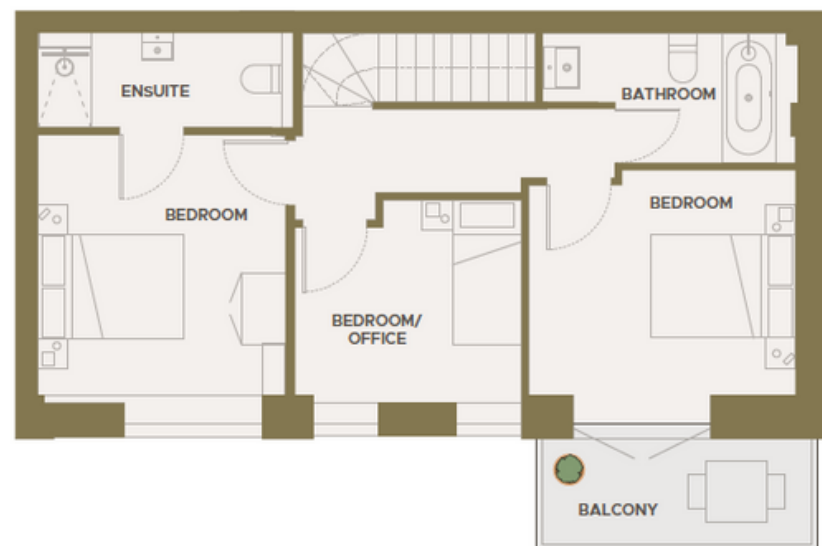
3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
1 CAR PARKING SPACE
BALCONY

973 SQ FT / 90 SQM

£475,000



FIRST FLOOR



APARTMENT 4

GROUND FLOOR



3 BEDROOM
2 BATHROOM
DOWNSTAIRS CLOAKROOM
1 CAR PARKING SPACE
PRIVATE GARDEN
BALCONY

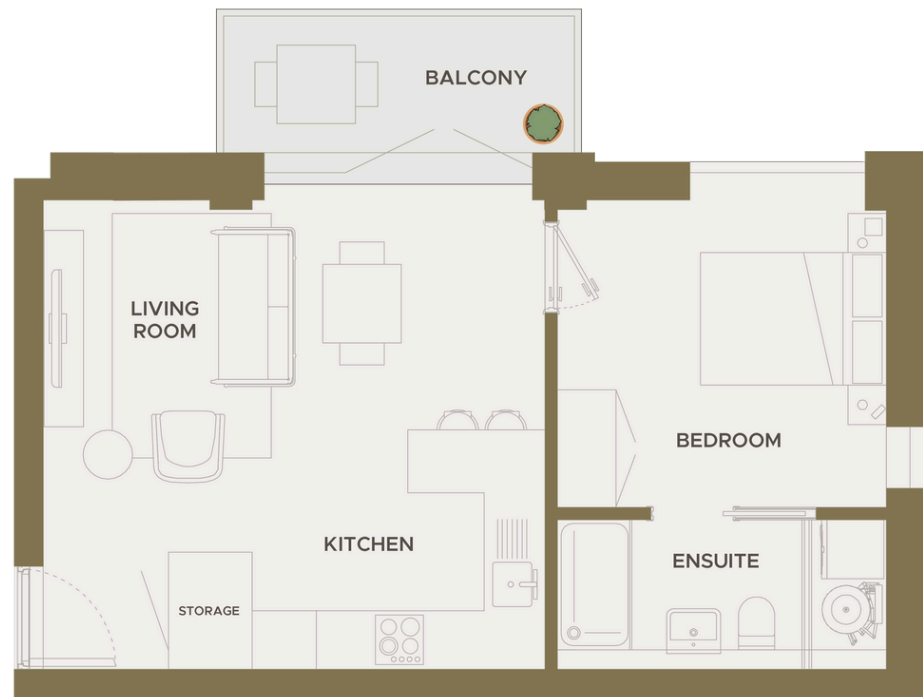
971 SQ FT / 90 SQM

£495,000

FIRST FLOOR



APARTMENT 5



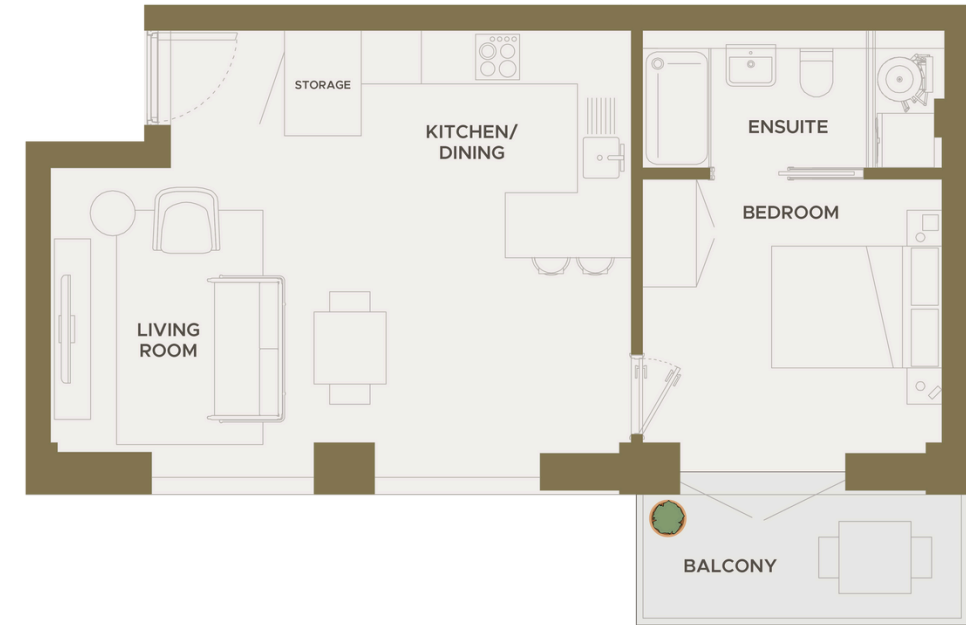
1 BEDROOM
1 BATHROOM
1 CAR PARKING SPACE
BALCONY

449 SQ FT / 42 SQM

£300,000



APARTMENT 6



1 BEDROOM
1 BATHROOM
1 CAR PARKING SPACE
BALCONY

480 SQ FT / 45 SQM

£295,000



APARTMENT 7



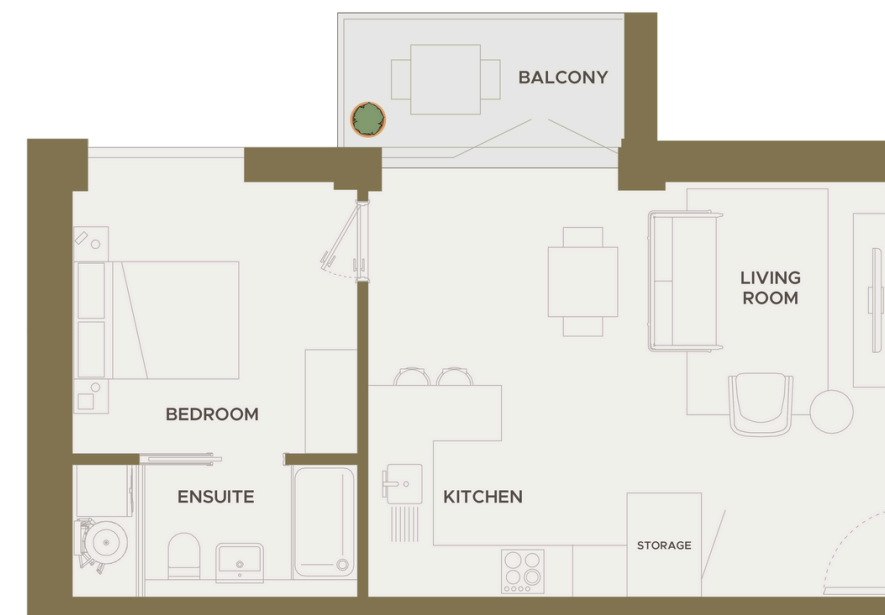
1 BEDROOM
1 BATHROOM
1 CAR PARKING SPACE
BALCONY

490 SQ FT / 46 SQM

£295,000



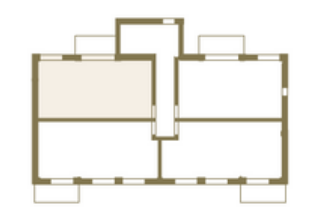
APARTMENT 8



1 BEDROOM
1 BATHROOM
1 CAR PARKING SPACE
BALCONY

490 SQ FT / 46 SQM

£300,000





▲ The ground floor of the duplex apartments effortlessly blends a modern open-plan kitchen, dining, and living area, creating the heart of the home. Underfloor heating is installed throughout the entire space, ensuring comfort and warmth.

Feature wall lights in the dining area beautifully frame the space, providing an elegant backdrop for either a round dining table or a perfect corner for banquette seating. ▶





▲ Kitchens perfectly designed for social dining and cooking, they feature integrated Bosch ovens and hobs, paired with contemporary Ceaserstone worktops and matching splashbacks.

◀ The dark, handleless kitchen, complemented by the open oak shelf and brass wall lights, sits beautifully against the warm tones of the natural oak Amtico flooring.



▲ The cloakrooms in the duplex units feature striking floor-to-ceiling fluted stone-effect grey tiles, creating an eye-catching texture that pairs beautifully with the vintage racing green splashback behind the cloakroom vanity.

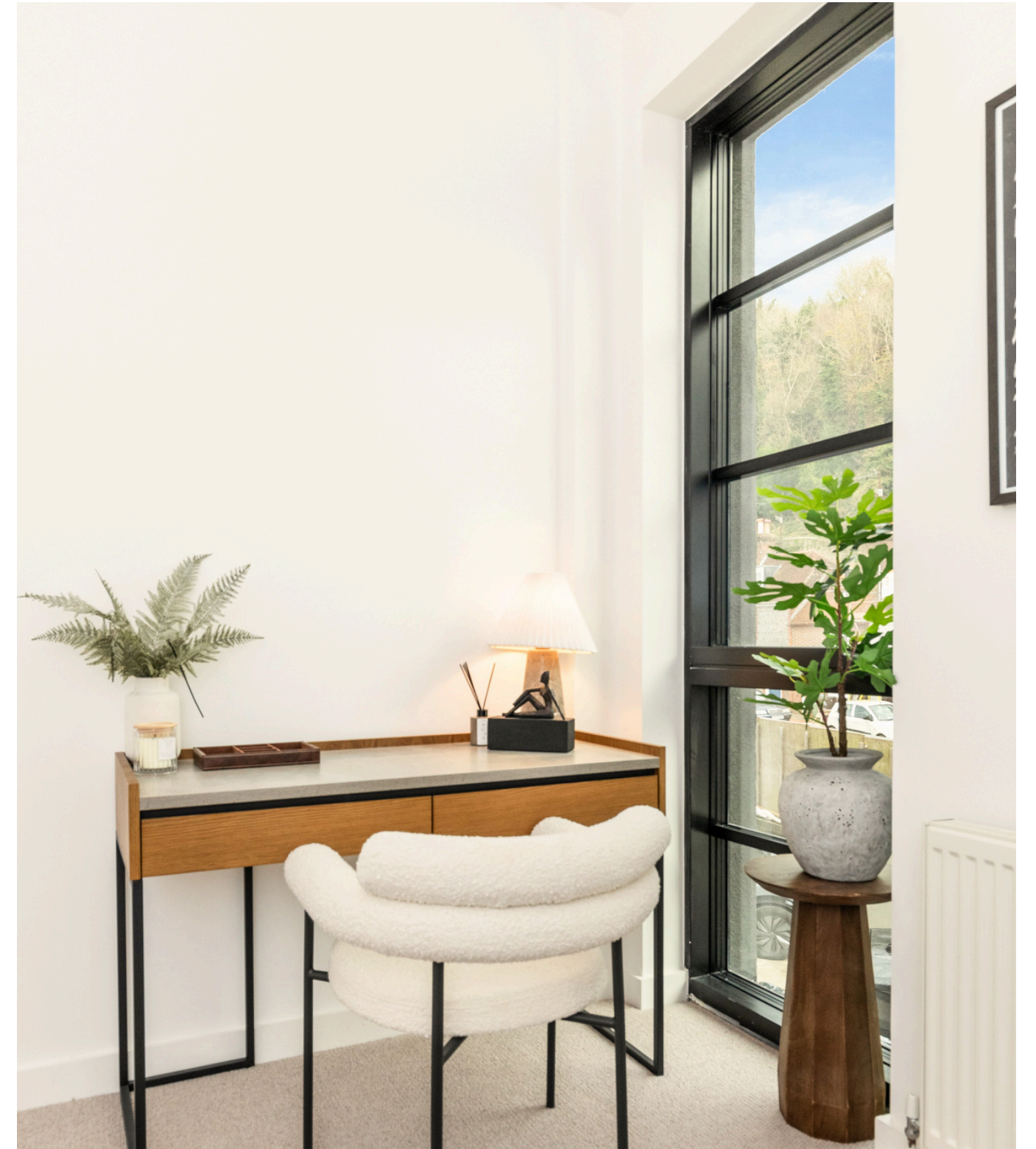
◀ The matte black undermount sink pairs seamlessly with a smoky slate-grey Caesarstone quartz worktop, featuring two-toned, subtly dappled detailing for a dramatic effect.



▲ Spacious bedroom with up to 2.9 metre ceiling heights and crittall-style doors opening onto a balcony, offering scenic views over Malling Down Nature Reserve.

The bathrooms are styled with high-quality matte black sanitaryware, heated towel rails, and feature LED mirrors. The space is further enhanced with large-format porcelain tiles, complemented by elegant fluted wall tiles in the bathrooms and showers. ►





▲ The third bedroom in the duplex apartments provides a versatile space, ideal for use as a walk-in wardrobe, home office, nursery or guest bedroom.

▲ The upstairs areas of the duplex apartments are fitted with luxurious wool-blend loop pile carpet, adding texture, warmth and sophistication.



◀ The one-bedroom apartments feature an open-plan kitchen, dining, and living area, highlighted by a breakfast bar with a striking pendant light above, creating a perfect setting for social dining.



The one-bedroom apartments all feature generous balconies, accessible from either the bedroom or living area (see floorplans for individual layouts), offering breathtaking views of the South Downs to the west or Malling Nature Reserve to the east. Each apartment is fitted with underfloor heating throughout, enhanced by a warm, natural oak Amtico LVT floor.





▲ Contemporary outdoor lighting highlights the rich tones of the warm oak composite cladding, creating a striking contrast and enhancing the building's exterior.

► En-suite featuring washed oak wall-hung vanity units by Armera, beautifully complemented by stone-effect porcelain tiles in a soft blend of pearl grey tones and subtle veining, creating a naturally sophisticated aesthetic.



SPECIFICATION

External Fabric

Striking façade with dark render and contrasting composite timber effect cladding.
Velfac triple-glazed windows and doors, with slimline frames and full height industrial style design providing excellent energy and acoustic performance.
Double 'French style' Doors leading to gardens and balconies.

Internal Finishes

Interior designed to showcase clean lines and open plan spaces, finished with tactile surfaces and high specification fittings.
British produced luxury AMITCO wood effect LVT flooring throughout all kitchen / living areas.
British made wool-blend Carpets to bedrooms and luxury stone-effect porcelain tiles to bathrooms.
White painted walls with modern square edge architrave and skirtings.
High quality brushed matte black ironmongery throughout.
Bespoke lighting design individual to each unit including a mix of downlights, statement pendants, track lighting and wall lights with dimming controls to living space.
Industrial style glazed lobby doors in duplexes
Generous storage cupboards underneath staircases and off landings where shown.
Fitted bespoke wardrobes to all principal suites.

Kitchens

On-trend bespoke handleless German-made kitchens, designed locally by Bleau.
LED recessed spotlights to wall units.
Contemporary 20mm Caesarstone worktops
Oven and induction hobbs by Bosch.
Feature open floating shelves finished in oak veneer with bronze wall lighting above

Bathrooms

Contemporary high quality white sanitary ware including wall-hung WCs and vanity units.
High quality concealed matt black showers and wall-mounted taps.
Heated towel rails and shaver sockets.
LED mirrors with warm and white light settings.
Stone effect porcelain tiles and feature on-trend tiles individual to each unit.
Underfloor heating systems to all bathrooms.

Heating & Electrical

Designed and constructed from the ground up with Zero Carbon Credentials.
Highly sought after EPC A (*targeted on completion).
Individual Air Source Heat pump and roof PV panels for each unit working together to provide extremely low energy costs.
Unique PV panel inverters to further lower energy costs and allow residents to sell energy back to the grid.
MVHR (Mechanical Heat Recovery System) to each unit for energy efficiency and exceptional air quality.
Underfloor heating to all living areas and bathrooms.
TV data points to living rooms and bedrooms.
Energy saving LED light bulbs.
Mains operated smoke and heat detectors.

Landscaping

Designed locally by Bo Cook Landscape & Garden Design.
Thoughtfully considered seasonal planting and hedging for the private gardens, communal courtyard and exterior boundary.
Cobbled pedestrian communal courtyard and pathways.
Soft lighting to all external gardens, courtyards and balconies.
External low-level lighting along pedestrian walkway to front doors.
Exterior PIR lighting to communal areas.

Parking. Bikes. Bins. Security

One designated parking spaces for each for the apartments (ask agent for parking plan)
An underground trunking system has been installed so that residents can add their own electric charging points
Separate communal bin store for apartments
Secure bike and bin store, plus additional visitor bike racks.
Security voice / camera Intercom system to one-bedroom flats.

Guarantee

Peace of mind of the 10-year Advantage's Award-Winning Structural Insurance & Building Warranty.



VIEWINGS STRICTLY BY APPOINTMENT ONLY

**OAKLEY PROPERTY
14A HIGH STREET, LEWES
EAST SUSSEX
BN7 2LN**

TEL 01273 487 444

LEWES@OAKLEYPROPERTY.COM



A DEVELOPMENT BY Montum

THE INFORMATION IN THIS DOCUMENT IS INDICATIVE ONLY. IT IS INTENDED AS A GUIDE ONLY, THE FINISHED PRODUCT MAY VARY SLIGHTLY FROM THE INFORMATION PROVIDED. COMPUTER GENERATED IMAGES SHOWN ARE FOR STYLE PURPOSES AND SO DO NOT NECESSARILY REPRESENT SPECIFICATION. DEVELOPMENT LAYOUTS AND DIMENSIONS PROVIDE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO SLIGHT VARIATION. DETAILS IN THIS BROCHURE SHOULD BE TREATED AS GENERAL GUIDANCE ONLY AND CANNOT BE RELIED UPON ACCURATELY DESCRIBING ANY OF THE SPECIFIED MATTERS PRESCRIBED BY ANY ORDER UNDER THE PROPERTY MISDESCRIPTIONS ACT 1991. THE INFORMATION ON THIS DOCUMENT DOES NOT CONSTITUTE A CONTRACT OR WARRANTY.