

LIVE

ATELIER  
LEWES



CGI OF ATELIER LEWES



**ATELIER** IS AN EXCLUSIVE COLLECTION OF  
41 APARTMENTS LOCATED IN THE HEART OF LEWES  
WITH IMMEDIATE ACCESS TO MALLING RECREATION  
FIELD AND THE RIVER OUSE WALK INTO THE  
HISTORIC TOWN CENTRE.





## GET ON THE PROPERTY LADDER WITH SHARED OWNERSHIP AT **ATELIER** IN LEWES.

SHARED OWNERSHIP ENABLES YOU TO BUY AN INITIAL SHARE (BETWEEN 25 - 75%) IN A HOME WITH A LOWER DEPOSIT AND AT A PRICE THAT YOU CAN AFFORD. YOU PAY RENT ON THE REMAINING PART YOU DON'T BUY AND CAN BUY ADDITIONAL SHARES IN YOUR HOME UNTIL YOU OWN 100%. SHARED OWNERSHIP ENABLES YOU TO BUY THE HOME YOU WANT AT A PRICE YOU CAN AFFORD AND AT A REPAYMENT THAT IS AFFORDABLE FOR YOU.











**ATELIER** OFFERS A SELECTION OF 1 & 2 BEDROOM APARTMENTS,  
ALL WITH PRIVATE BALCONIES, PROVIDING OUTDOOR SPACE  
WITH A RANGE OF VIEWS INCLUDING LEWES CASTLE AND THE  
SURROUNDING SOUTH DOWNS NATIONAL PARK.



# ATELIER LEWES

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ATELIER IS AN EXCLUSIVE COLLECTION OF 41 APARTMENTS  
LOCATED IN THE HEART OF LEWES WITH IMMEDIATE ACCESS TO  
MALLING RECREATION FIELD AND THE RIVER OUSE WALK INTO  
THE HISTORIC TOWN CENTRE.

Atelier offers a selection of 1 and 2 bedroom apartments, all with private balconies, providing outdoor space with a range of views including Lewes Castle and the surrounding South Downs National Park.

Each of the Atelier apartments, whether for shared ownership or the private sale penthouses, is finished to the highest standard of specification.

Atelier benefits from its proximity to the artisan shopping and café culture of Lewes and is within a short walk to Lewes Station with direct links to Brighton, Gatwick and London, within  $\frac{3}{4}$  of a mile.



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WHETHER FOR SHARED OWNERSHIP  
OR THE PRIVATE SALE PENTHOUSES,  
IS FINISHED TO THE HIGHEST STANDARD  
OF SPECIFICATION.

# SPECIFICATION

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## KITCHENS

- Matt Kitchen units with soft-close doors with contemporary door handles and laminate worktops
- Integrated appliances to include ceramic hob with glass splash back, electric oven, integrated extractor hood, dishwasher, tall fridge/freezer and washer/dryer

## BATHROOM & ENSUITES

- Luxury fitted suites designed in a contemporary style
- Duravit sanitaryware
- Hans Grohe brassware
- Heated towel rails
- Fitted demisting mirror and shaving socket

## FLOOR FINISHES

- High quality carpets fitted to bedrooms
- Wood effect vinyl flooring to hallways, kitchens & living room
- Ceramic porcelain tiles to bathrooms and en-suites
- High quality, durable carpet is fitted to the communal areas; entrance lobby, staircases and landings

## PARKING

- Selected apartments have allocated off road parking spaces
- Selection of electric car charging bays

## EXTERNAL

- Bollard lighting to communal areas
- Selection of benches & cycle stands
- Landscaped planting in communal gardens
- Contemporary elevation design including grey composite double glazed windows
- Balconies to all apartments with powder coated steel balustrades

## SECURITY & PEACE OF MIND

- Mains fed smoke detectors with battery back up
- Door phone entry system to each apartment
- All apartments benefit from a 10 year Premier Guarantee new build home insurance warranty
- Passenger lift to all floors



# THE COUNTY TOWN OF LEWES

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THE COUNTY TOWN OF LEWES IS A UNIQUE SHOPPING AND LEISURE DESTINATION, OFFERING A WIDE RANGE OF LOCAL SHOPS AND INDEPENDENT BOUTIQUES

Atelier puts you in the perfect starting place for either a stroll into town for a cappuccino and a read of the papers, or an invigorating walk along the banks of the River Ouse.

Dining out in Lewes is a pleasure, with a wide range of cafes, restaurants and gastro pubs on hand, many of which support the resident Harvey's Brewery. You can also visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. You can even get a drink at our local independent cinema, The Depot.

Lewes is steeped in tradition and hosts a world famous Bonfire Night celebration, which is the largest and most celebrated in the UK. It is also a tourists dream with its Norman castle dominating the skyline, the famous Lewes Priory where the first Parliament was established following the Battle of Lewes and Anne of Cleves House, which was part of Queen Anne's divorce settlement from King Henry VIII.

Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Lewes Golf Club overlooks the town from high on the Cliffs.

Both Lewes Rugby and Football Clubs are well established, with significant facilities. To cool off in the summer you can take a dip in the Pells Swimming Pool, which is located within 700 metres of Atelier, the oldest documented freshwater outdoor swimming pool in the UK.

From Atelier you will enjoy stunning views and access to the South Downs National Park, a historic landscape that covers 1,600km<sup>2</sup> of breath-taking views and hidden gems.

Atelier also offers immediate access to the Malling Recreation Park, which is the starting place for numerous attractive river walks and activities.

# TRAVEL

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## EASY COMMUTE FROM LEWES

Atelier is perfectly placed for the commuter with Lewes Station less than a mile away. 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 FROM LEWES STATION

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

## BRIGHTON

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.

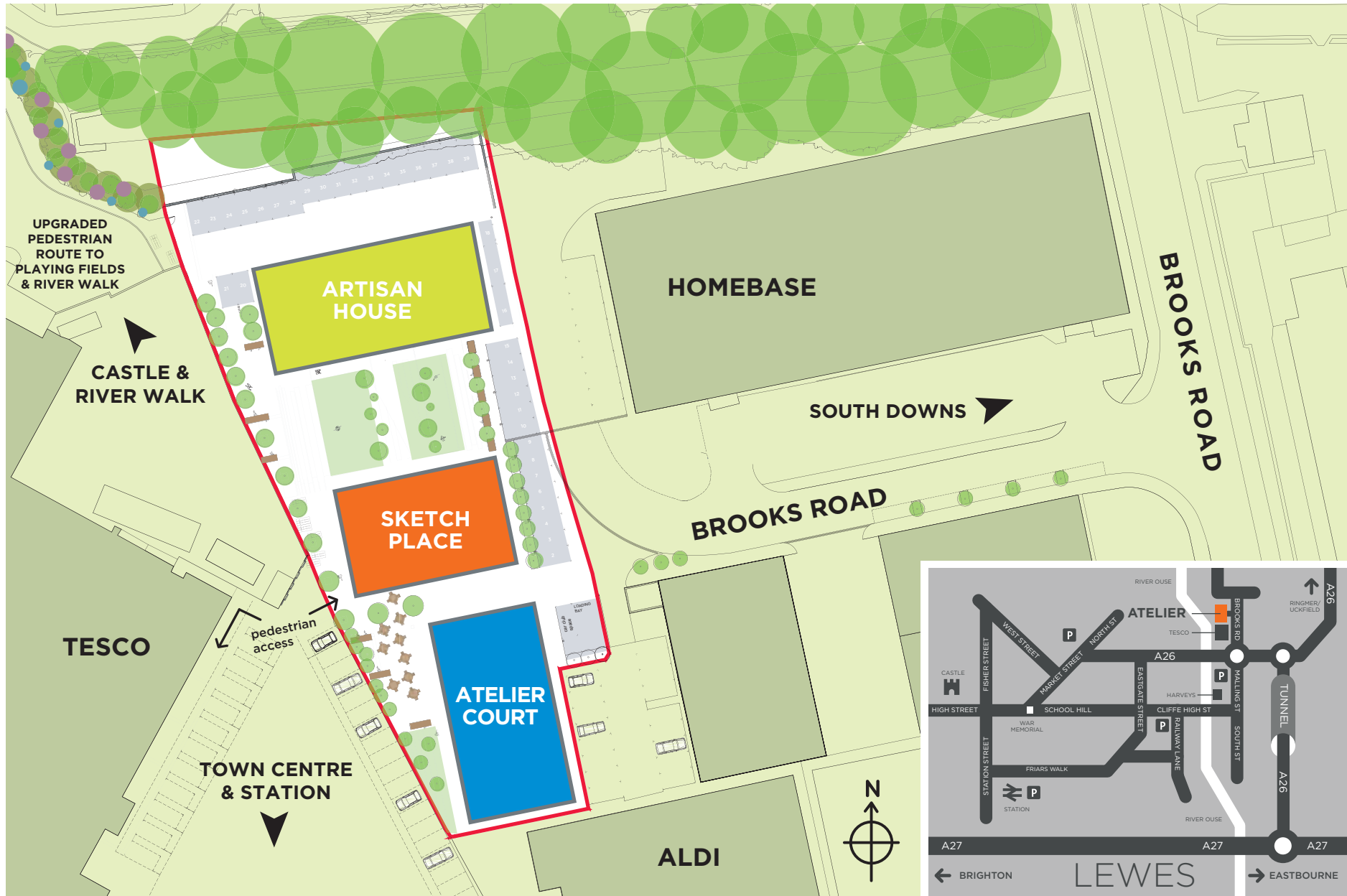
Brighton City Centre boasts features such as the historic lanes, the acclaimed Theatre Royal & Dome Complex, the Royal Pavilion, numerous independent & high street retailers and a wealth of eateries and entertainment. Brighton Marina Village is the largest harbour in the UK with over 1,600 berths, a 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.



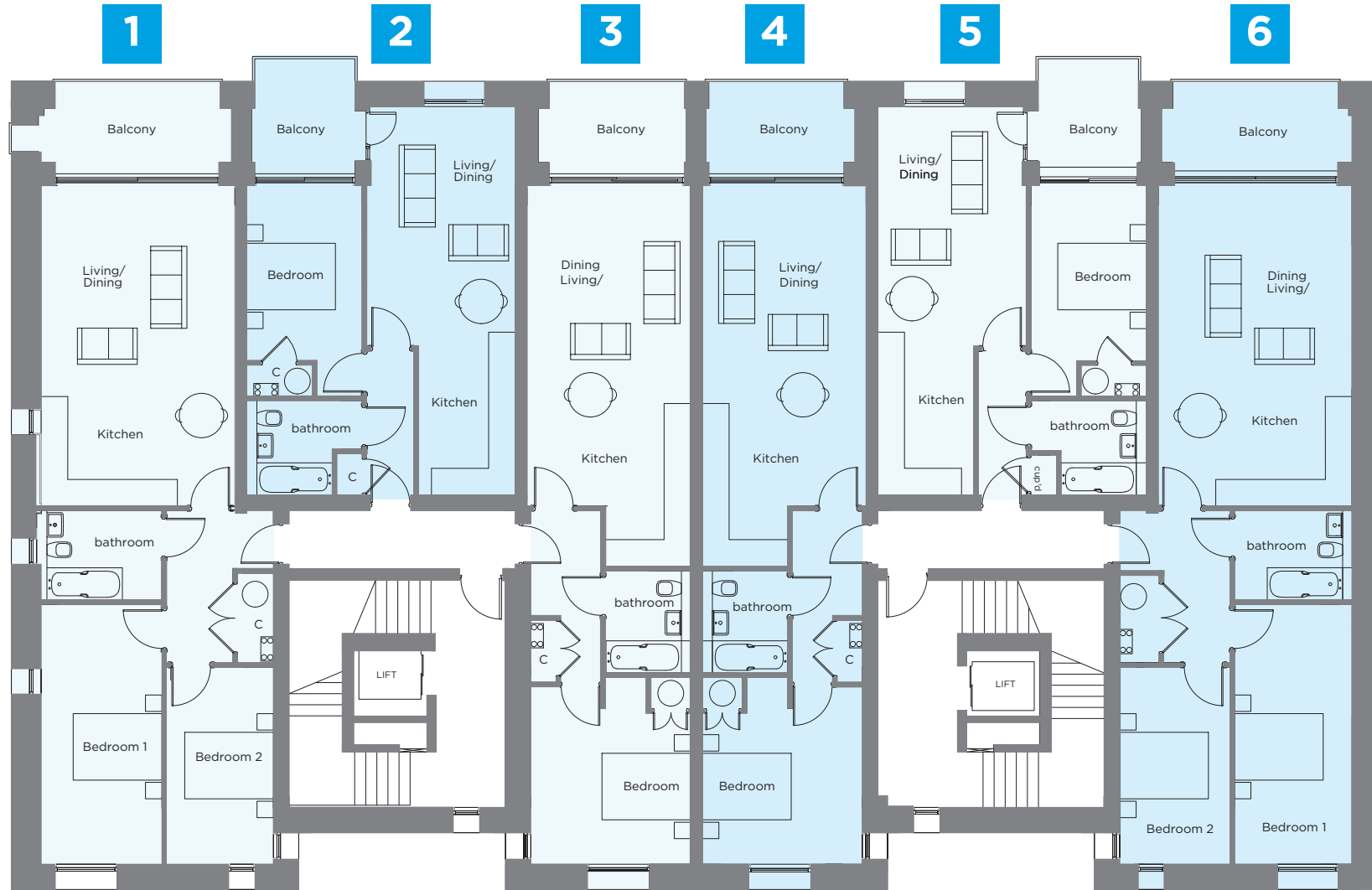




# ATELIER SITE PLAN - BROOKS ROAD, LEWES, EAST SUSSEX

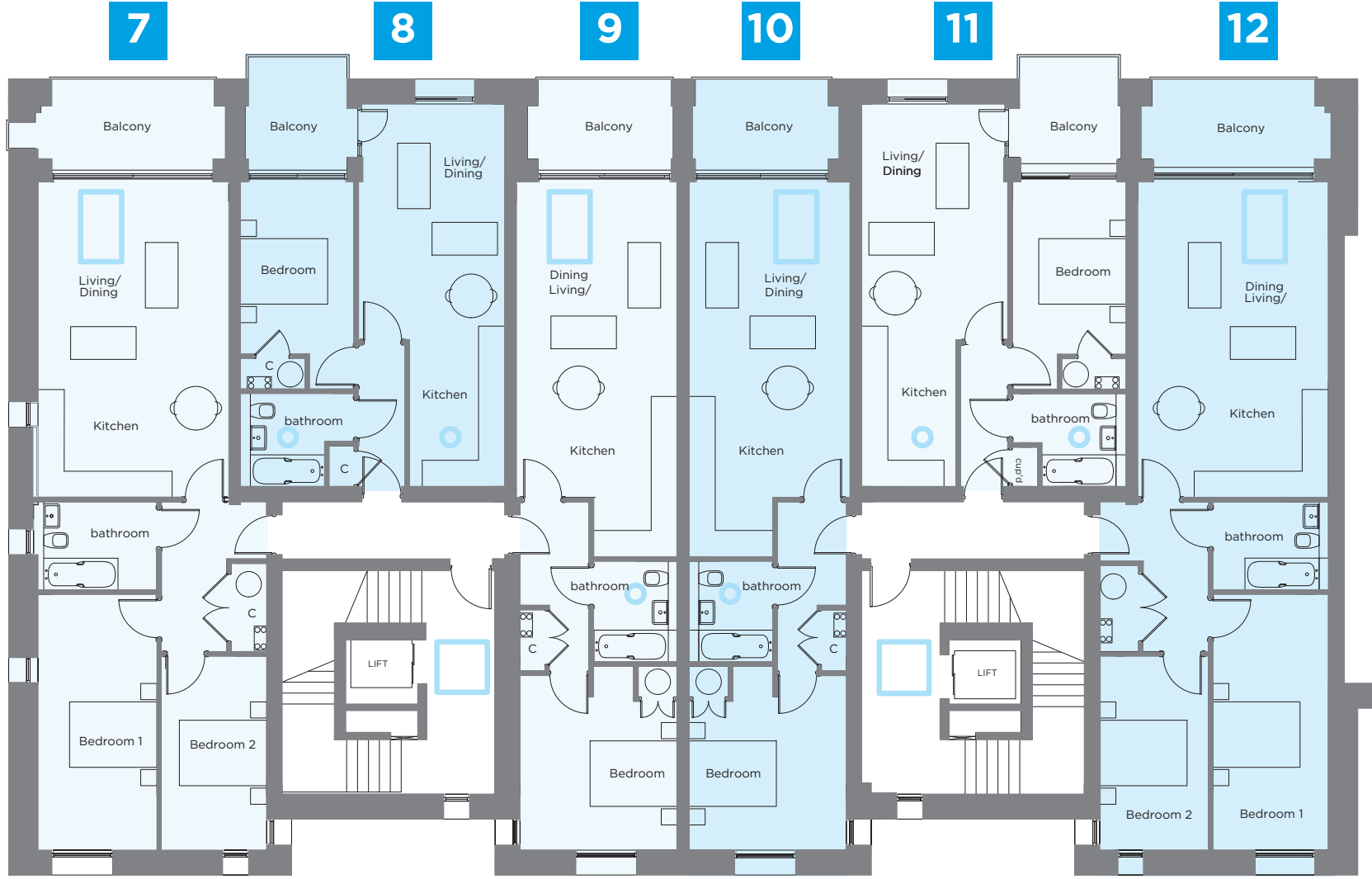


# 1 - ATELIER COURT - FIRST FLOOR

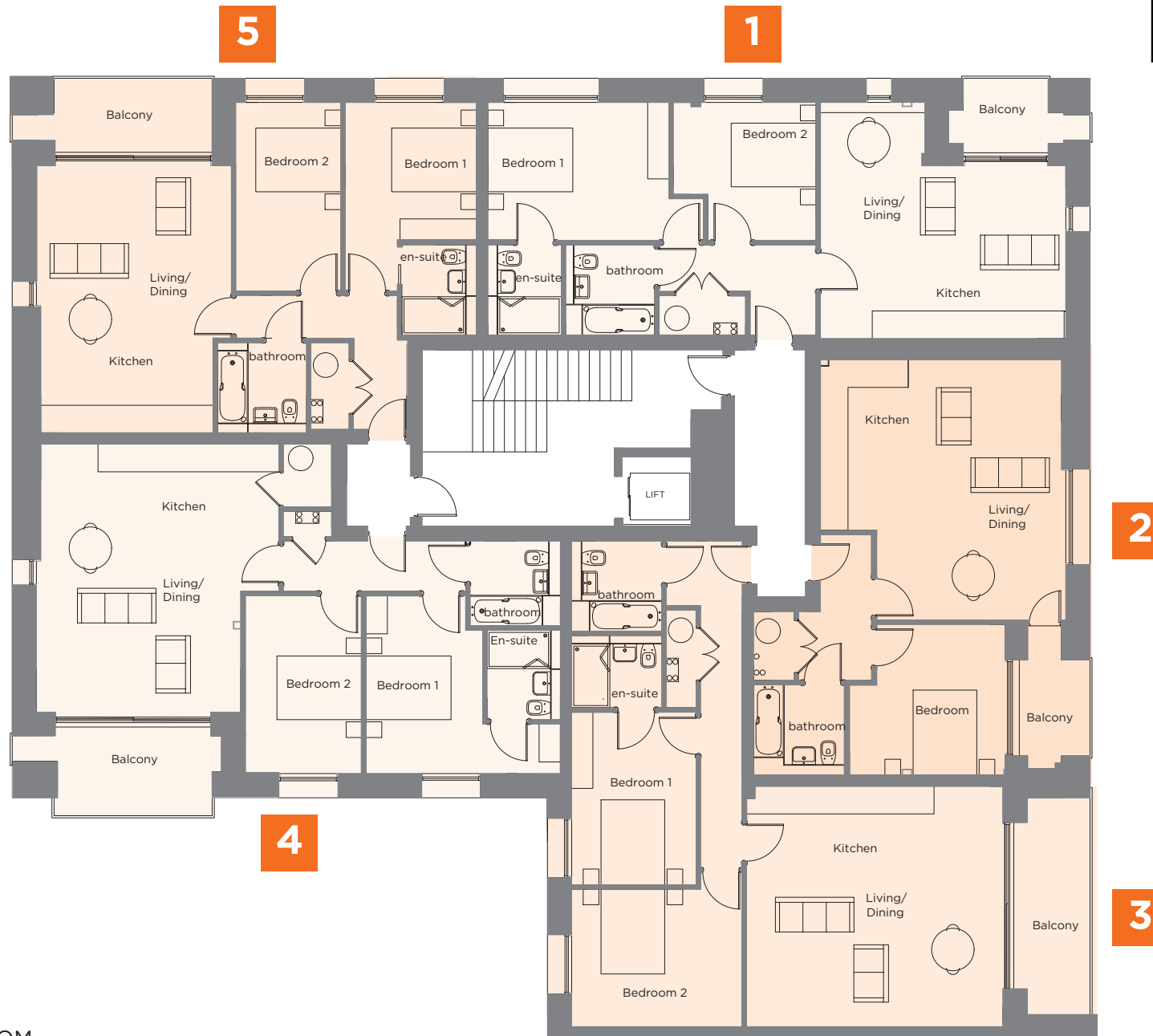




# 1 - ATELIER COURT - SECOND FLOOR



# 2 - SKETCH PLACE - FIRST FLOOR

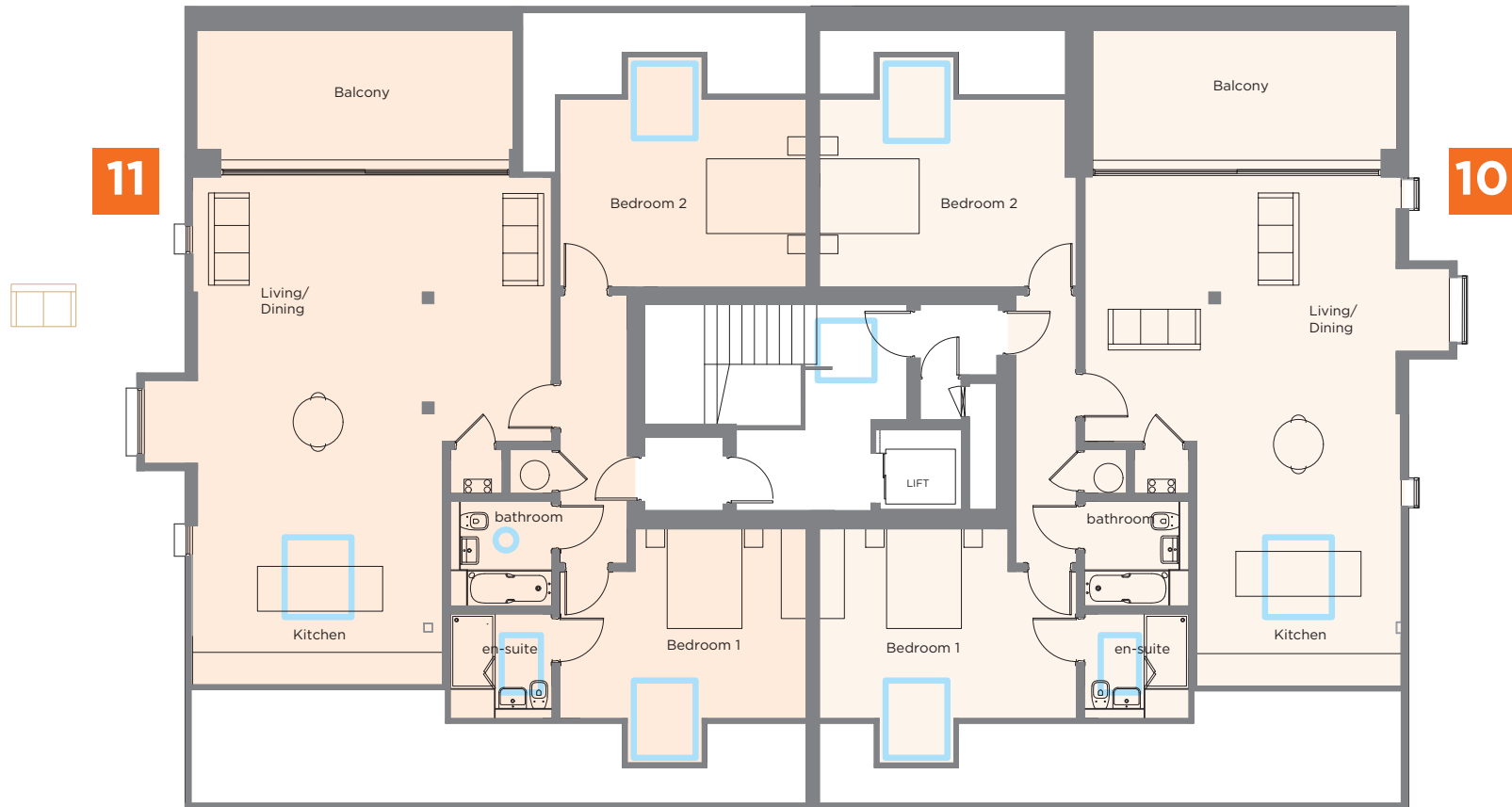




# 2 - SKETCH PLACE - SECOND FLOOR



## 2 - SKETCH PLACE - THIRD FLOOR







# 3 - ARTISAN HOUSE - FIRST FLOOR

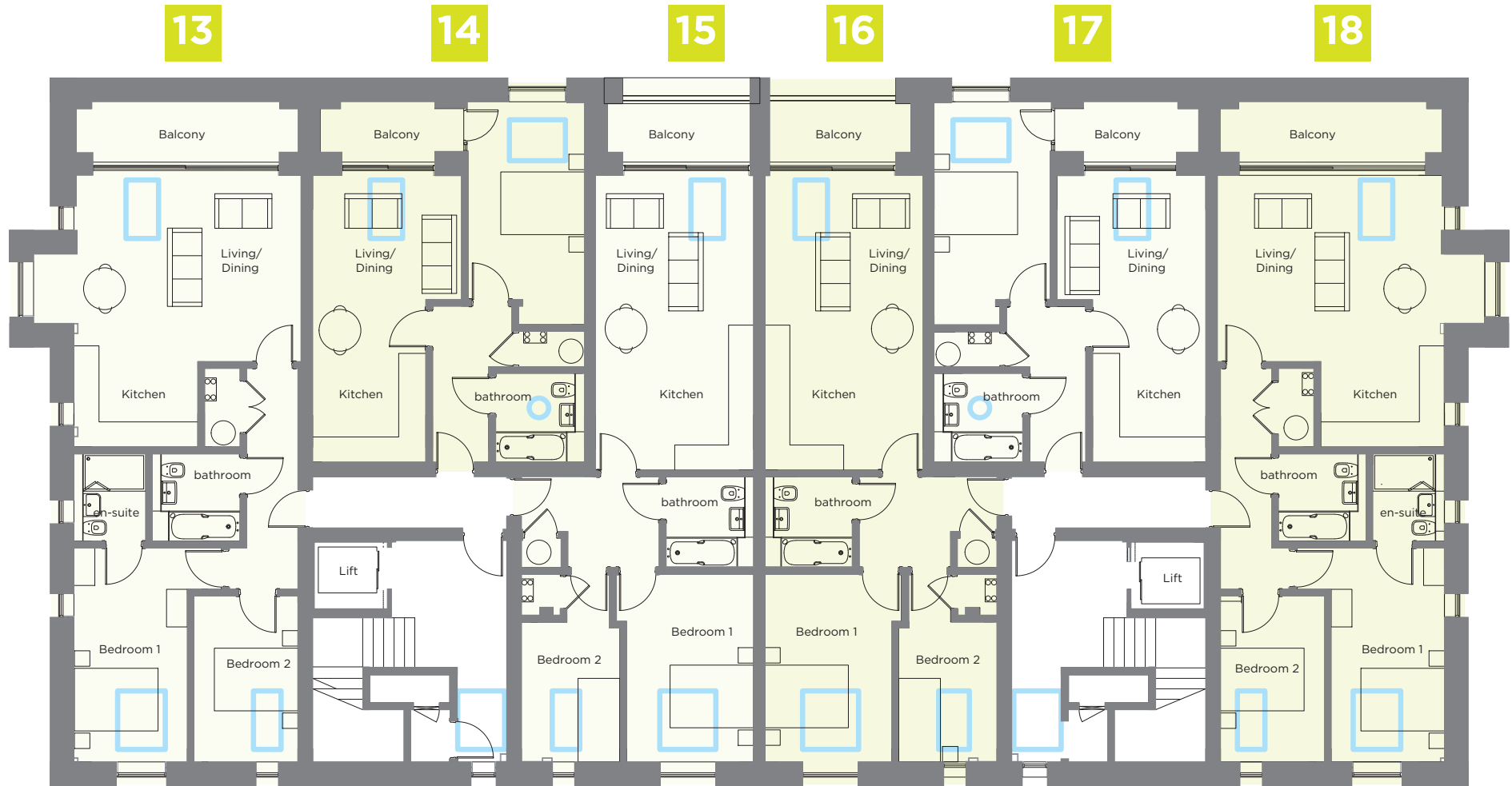


# 3 - ARTISAN HOUSE - SECOND FLOOR





# 3 - ARTISAN HOUSE - THIRD FLOOR



# LIVE

ATELIERLEWES.COM

New Homes Warranty

**premier**  
guarantee



LEWES OFFICE

A development by



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