

A UNIQUE RIVERSIDE DEVELOPMENT

Falcon Wharf is an exciting new riverside development of seven town houses in a unique and quiet location in the heart of Lewes.

Every property has relaxing views over the River Ouse, the South Downs, Cuifail and across Lewes town.

The design has been carefully detailed to make the houses both beautiful and practical.

The versatile space is perfect for entertaining and also provides opportunities for running a business.

With a choice of sizes and layouts, each house has a balcony, terrace and private parking.





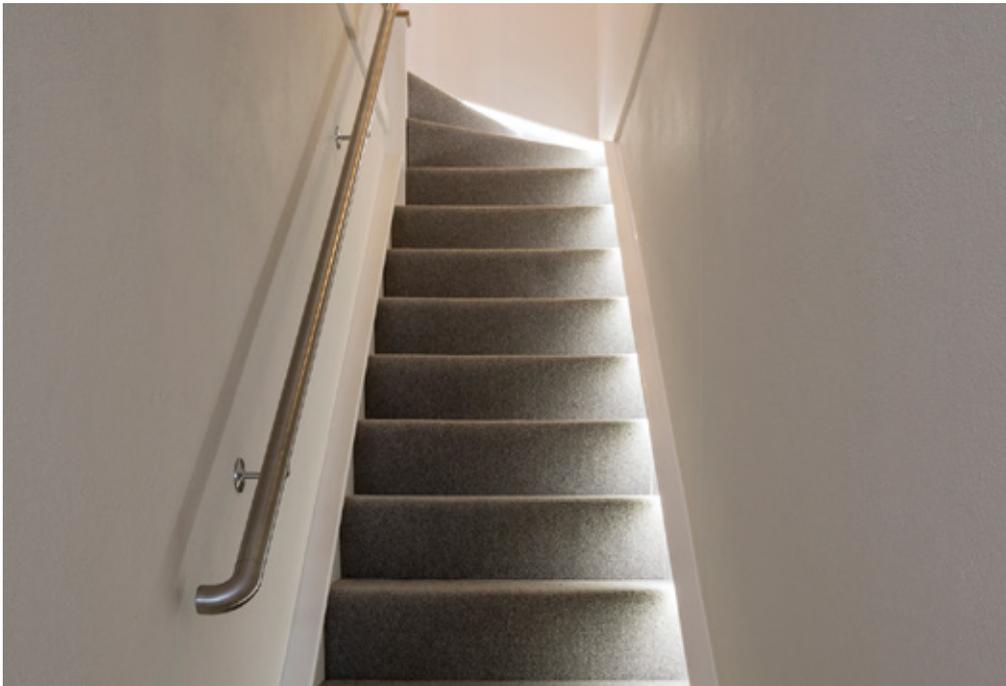
MODERN INTEGRATED ARCHITECTURE

Comprising 3 and 4 storey elements the building is designed to complement the attractive wharf style buildings on either side.

Elevations are finished in natural slate, clay stock brick, weather boarding, glass and steel which are low maintenance, and fit sympathetically within the Conservation area.

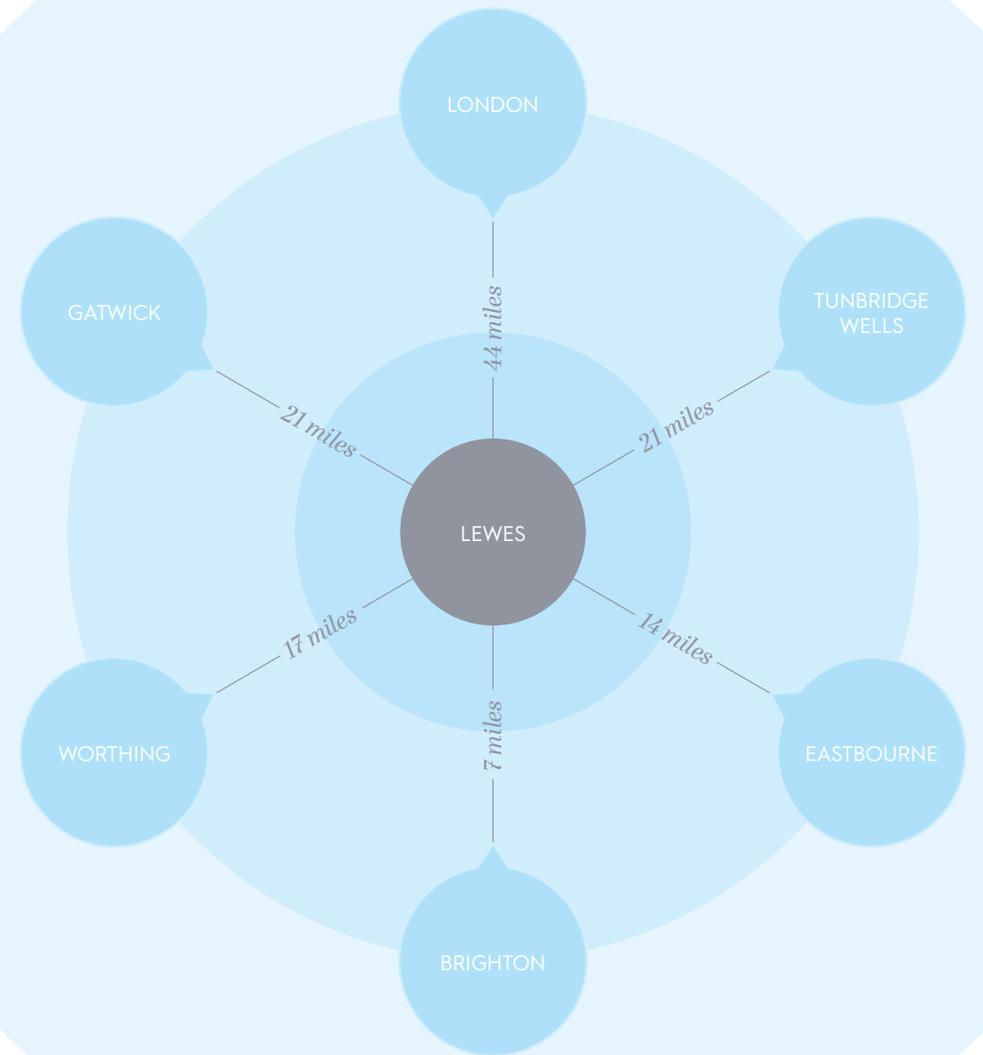
The ground floor features flexible office and recreation space with doors leading directly onto a private terrace with glazed panels overlooking the river.

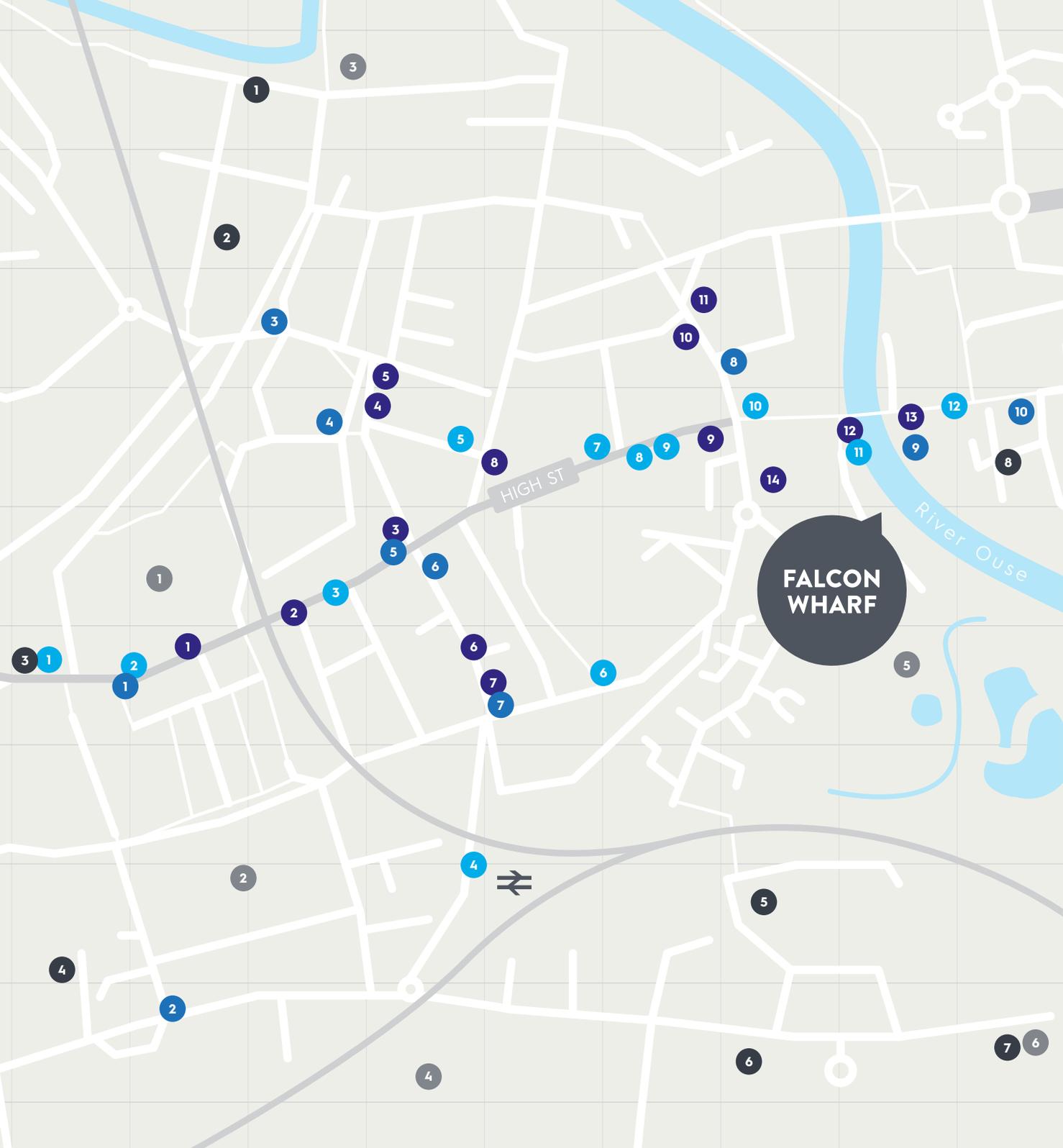
There are 5 x 4 bedroom houses,
1 x 3 bedroom and 1 x 2 bedroom.



IN THE HEART OF LEWES

Falcon Wharf is situated in the centre of Lewes with everything you need close to hand. Lewes High Street is round the corner as is Waitrose, Waterstones, Boots and many independent shops, along with pubs and restaurants. Lewes station is only five minutes' walk, whilst the Railway Land Nature Reserve is right on your doorstep. Lewes has an excellent selection of nursery, primary and secondary schools.





● SCHOOLS & NURSERIES

- | | |
|--------------------------------|----------------------------|
| 1. Lewes New School | 5. Clock Tower Nursery |
| 2. Lewes Montessori Nursery | 6. Sussex Downs College |
| 3. Lewes Old Grammar School | 7. Lewes Priory School |
| 4. Southover Nursery & Primary | 8. Stepping Stones Nursery |

● RESTAURANTS

- | | |
|----------------------|-------------------------------------|
| 1. Panda Garden | 8. Famiglia |
| 2. Prezzo | 9. Pizza Express |
| 3. ASK Italian | 10. The Hearth Pizzeria & Bakehouse |
| 4. Beijing | 11. Chaula's Indian Restaurant |
| 5. Spice Merchant | 12. Riverside Brasserie |
| 6. Pailin Restaurant | 13. Bill's Restaurant |
| 7. Limetree Kitchen | 14. Aqua Italia |

● PUBS

- | | |
|----------------------|---------------------------|
| 1. The Brewers Arms | 6. Royal Oak |
| 2. Kings Head | 7. Lansdown Arms |
| 3. Elephant & Castle | 8. Volunteer Inn |
| 4. The Lewes Arms | 9. The John Harvey Tavern |
| 5. Rights of Man | 10. Gardeners Arms |

● CAFÉS

- | | |
|---------------------------|------------------------|
| 1. Casbah | 7. Flint Owl Bakery |
| 2. Castle Sandwich Bar | 8. Robson's of Lewes |
| 3. Caffè Nero | 9. Crumbs Bakery |
| 4. The Runaway | 10. Costa |
| 5. Old Needle Makers Cafe | 11. Riverside Cafe Bar |
| 6. Laporte's Cafe | 12. Le Magasin |

● PARKS & SPACES

- | | |
|-----------------------------|------------------------------------|
| 1. Lewes Castle | 4. Priory Park |
| 2. Southover Grange Gardens | 5. The Railway Land Wildlife Trust |
| 3. The Body Workshop - Gym | 6. Lewes Leisure Centre |





Lewes High Street - Credit: VSjax (flickr)



The South Downs - Credit: Jonathan Tweed (flickr)



Lewes Bonfire Night Celebrations - Credit: C B (flickr)



Harveys Brewery - Credit: Tim Buss (flickr)

FLOOR PLANS



House 1

Total Area:
114.5 m²
1,232 ft²

House 2

Total Area:
170.7 m²
1,837 ft²

House 3

Total Area:
172.2 m²
1,854 ft²

House 4

Total Area:
188.2 m²
2,025 ft²

House 5

Total Area:
192.4 m²
2,070 ft²

House 6

Total Area:
166 m²
1,786 ft²

House 7

Total Area:
219.3 m²
2,360 ft²

HOUSE 1

2 Bedrooms

Office / Recreation

9.59 x 2.90 m

31'5 x 9'6 ft

Bedroom 1

14.06 x 3.52 m

13'3 x 11'6 ft

Bedroom 2

24.06 x 2.60 m

13'3 x 8'6 ft

Kitchen

4.94 x 2.37 m

16'2 x 7'9 ft

Dining / Living

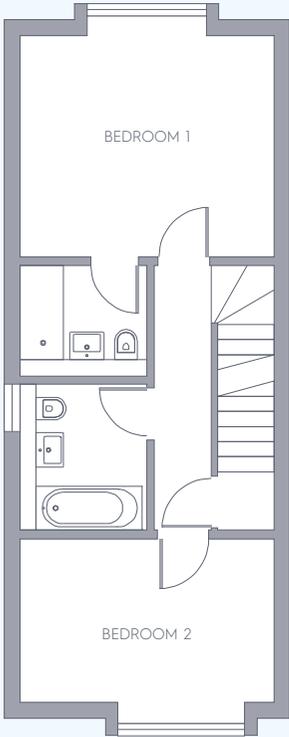
5.14 x 4.06 m

16'10 x 13'3 ft

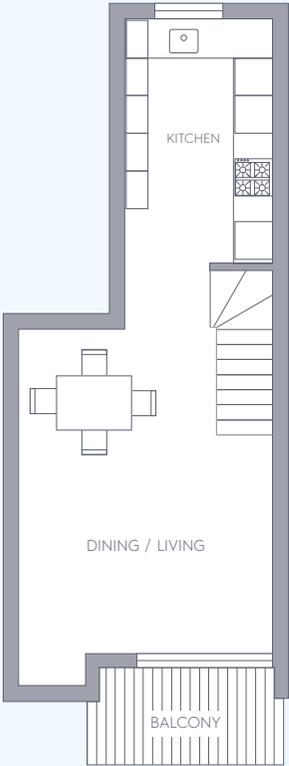
GROUND FLOOR: 38.2 M2 - 411 FT2



FIRST FLOOR: 43.1 M2 - 464 FT2



SECOND FLOOR: 33.2 M2 - 357 FT2



HOUSE 2

4 Bedrooms

Office / Recreation

9.59 x 2.90 m

31'5 x 9'6 ft

Bedroom 1

3.93 x 3.20 m

12'10 x 10'5 ft

Bedroom 2

3.93 x 3.35 m

12'10 x 10'11 ft

Bedroom 3

3.93 x 3.20 m

12'10 x 10'5 ft

Bedroom 4 / Study

3.93 x 2.78 m

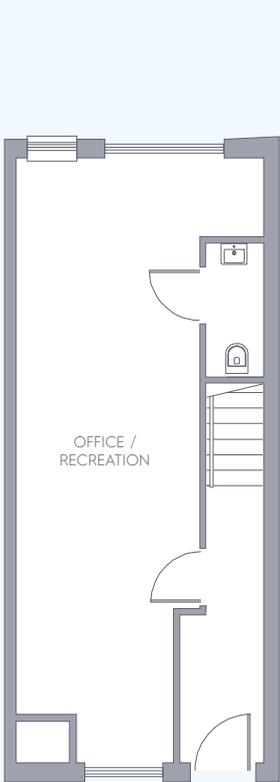
12'10 x 9'1 ft

Kitchen / Dining / Living

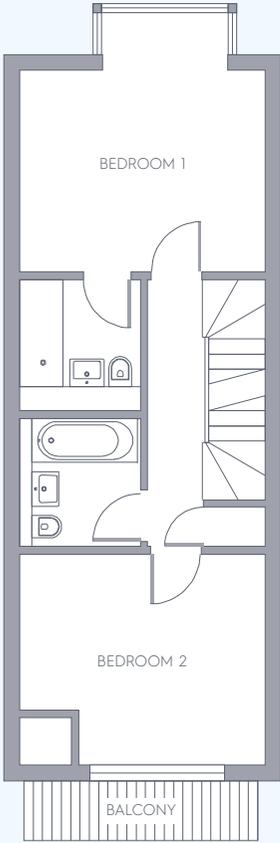
10.46 x 3.93 m

34'3 x 12'10 ft

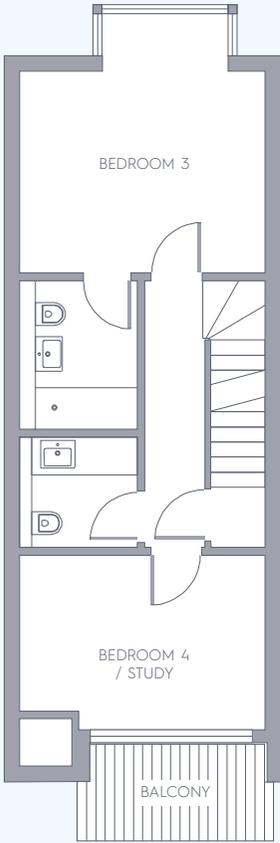
GROUND FLOOR: 38.2 M2 - 411 FT2



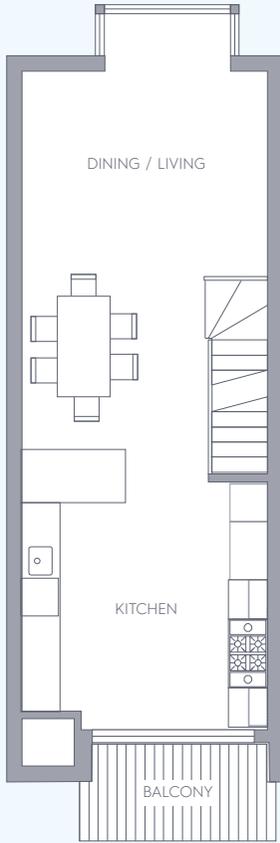
FIRST FLOOR: 45.3 M2 - 488 FT2



SECOND FLOOR: 43.6 M2 - 469 FT2



THIRD FLOOR: 43.6 M2 - 469 FT2



HOUSE 3

4 Bedrooms & Roof Terrace

Office / Recreation

9.84 x 2.90 m

32'3 x 9'6 ft

Bedroom 1

3.93 x 3.74 m

12'10 x 12'3 ft

Bedroom 2

3.93 x 3.06 m

12'10 x 10'0 ft

Bedroom 3

3.93 x 3.74 m

12'10 x 12'3 ft

Bedroom 4 / Study

3.93 x 2.71 m

12'10 x 8'10 ft

Kitchen / Dining / Living

10.68 x 3.93 m

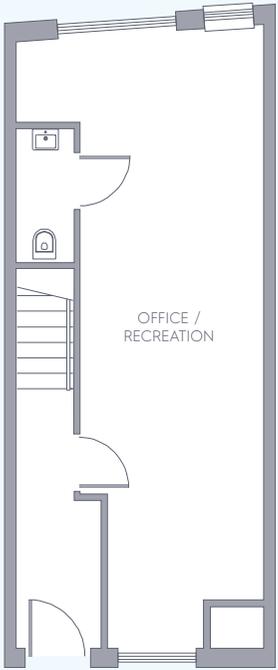
35'0 x 12'10 ft

Roof Terrace

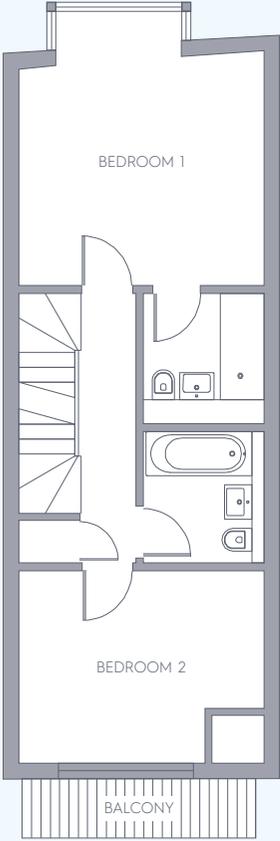
8.01 x 2.85 m

26'3 x 9'4 ft

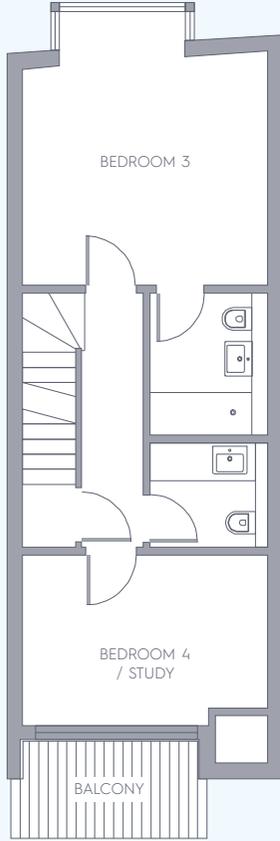
GROUND FLOOR: 38.5 M2 - 414 FT2



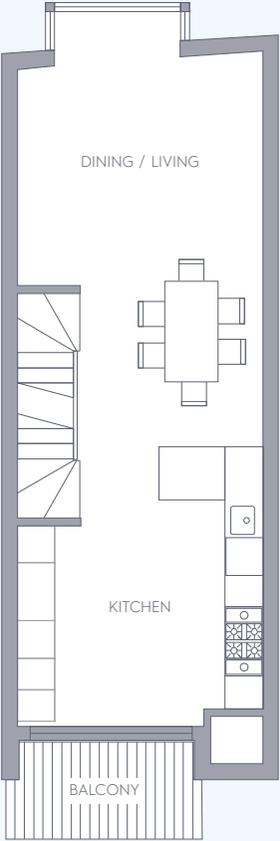
FIRST FLOOR: 45.7 M2 - 492 FT2



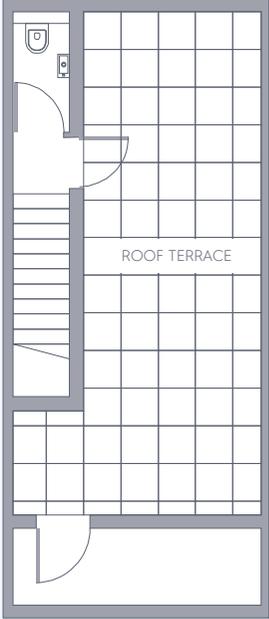
SECOND FLOOR: 44 M2 - 474 FT2



THIRD FLOOR: 44 M2 - 474 FT2



ROOF TERRACE



HOUSE 4

4 Bedrooms & Roof Terrace

Office / Recreation

9.89 x 2.90 m

32'5 x 9'6 ft

Bedroom 1

4.05 x 3.93 m

13'3 x 12'10 ft

Bedroom 2

3.93 x 3.93 m

12'10 x 12'10 ft

Bedroom 3

4.05 x 3.93 m

13'3 x 12'10 ft

Bedroom 4 / Study

3.93 x 3.39 m

12'10 x 11'1 ft

Kitchen / Dining / Living

11.89 x 3.93 m

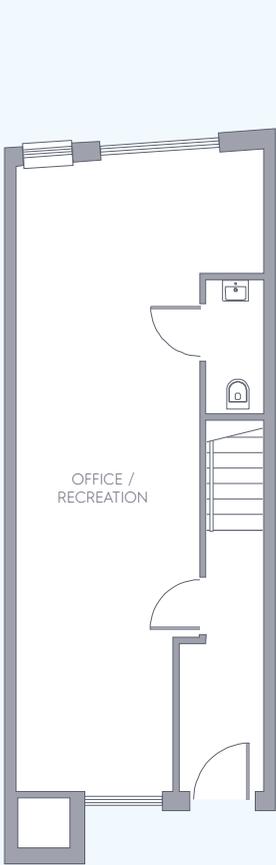
39'0 x 12'10 ft

Roof Terrace

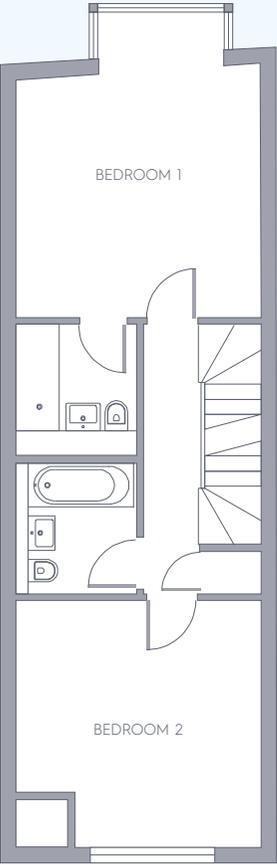
8.01 x 2.85 m

26'3 x 9'4 ft

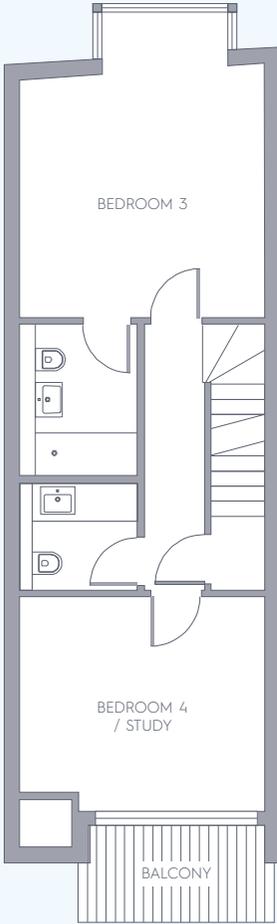
GROUND FLOOR: 39.8 M2 - 428 FT2



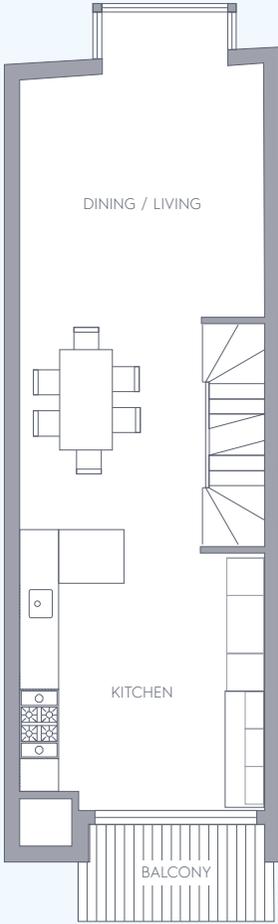
FIRST FLOOR: 50.6 M2 - 545 FT2



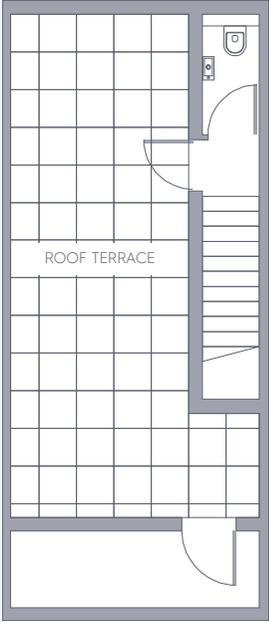
SECOND FLOOR: 48.9 M2 - 526 FT2



THIRD FLOOR: 48.9 M2 - 526 FT2



ROOF TERRACE



HOUSE 5

4 Bedrooms & Roof Terrace

Office / Recreation

10.42 x 2.90 m

34'2 x 9'6 ft

Bedroom 1

4.36 x 3.93 m

14'3 x 12'10 ft

Bedroom 2

3.93 x 3.89 m

12'10 x 12'9 ft

Bedroom 3

4.36 x 3.93 m

14'3 x 12'10 ft

Bedroom 4 / Study

3.93 x 3.39 m

12'10 x 11'1 ft

Kitchen / Dining / Living

12.13 x 3.93 m

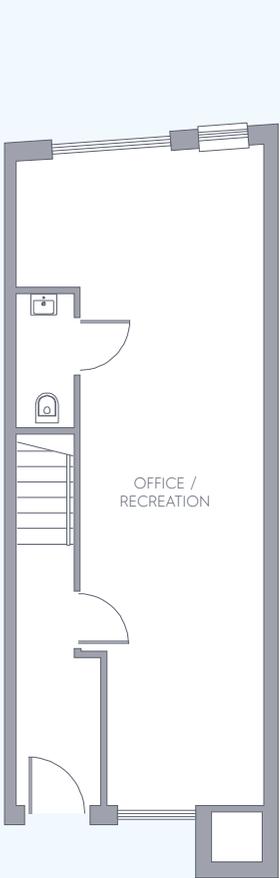
39'9 x 12'10 ft

Roof Terrace

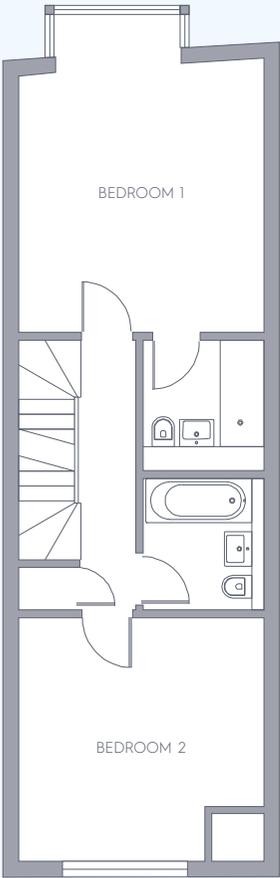
8.01 x 2.85 m

26'3 x 9'4 ft

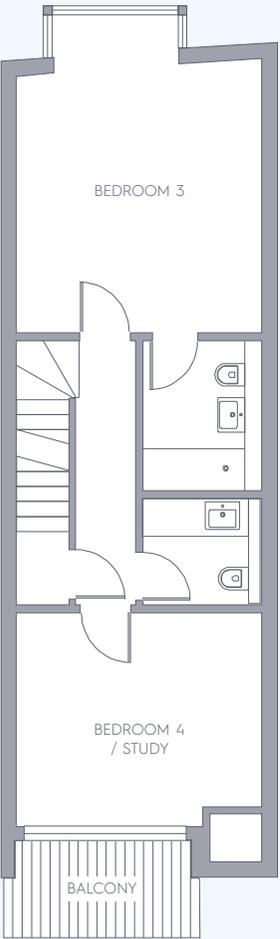
GROUND FLOOR: 41 M2 - 441 FT2



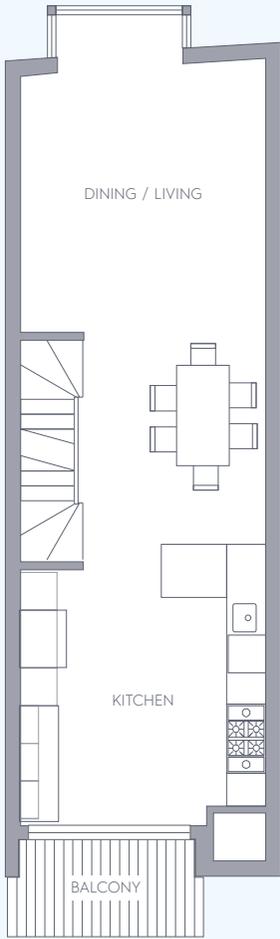
FIRST FLOOR: 50.6 M2 - 555 FT2



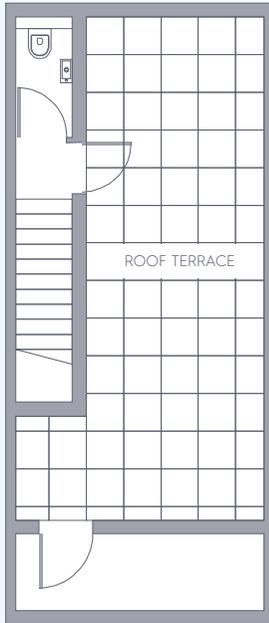
SECOND FLOOR: 49.9 M2 - 537 FT2



THIRD FLOOR: 49.9 M2 - 537 FT2



ROOF TERRACE



HOUSE 6

3 Bedrooms

Office / Recreation

11.06 x 2.90 m

36'3 x 9'6 ft

Living

3.93 x 3.82 m

12'10 x 12'6 ft

Kitchen / Dining

5.48 x 3.93 m

17'11 x 12'10 ft

Bedroom 1

3.93 x 2.93 m

12'10 x 9'7 ft

Bedroom 2

3.93 x 3.22 m

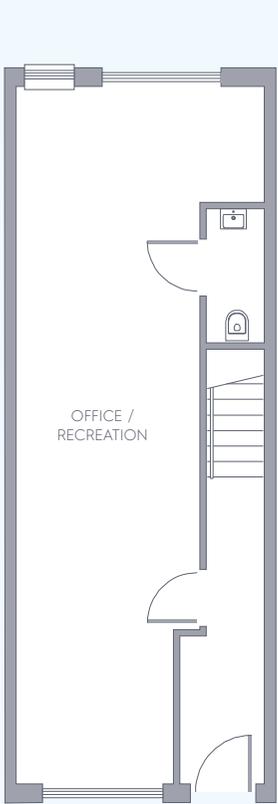
12'10 x 10'6 ft

Bedroom 3

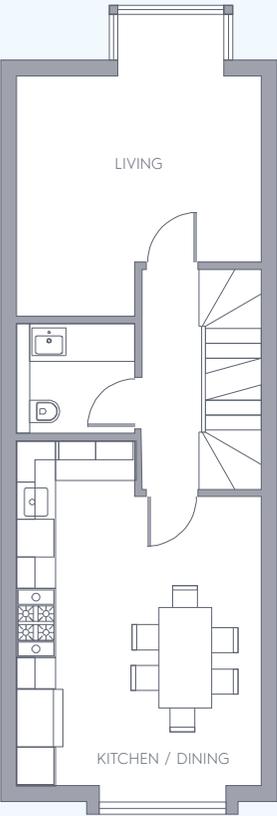
6.20 x 3.93 m

20'4 x 12'10 ft

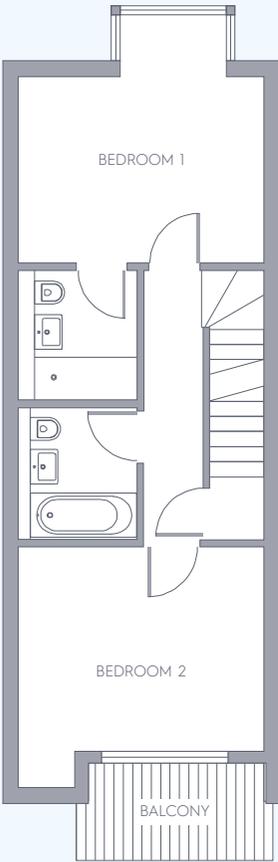
GROUND FLOOR: 43.5 M2 - 468 FT2



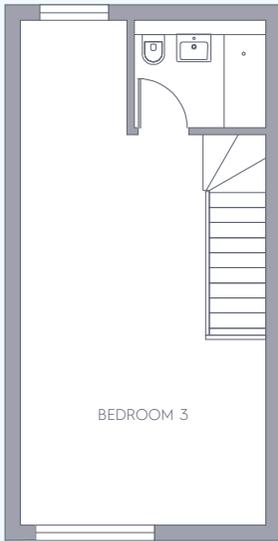
FIRST FLOOR: 46.3 M2 - 498 FT2



SECOND FLOOR: 44.6 M2 - 480 FT2



THIRD FLOOR: 31.6 M2 - 340 FT2



HOUSE 7

4 Bedrooms

Office / Recreation 1

3.99 x 3.15 m

13'1 x 10'4 ft

Office / Recreation 2

4.49 x 2.21 m

14'8 x 7'3 ft

Office / Recreation 3

9.26 x 4.14 m

30'4 x 13'6 ft

Bedroom 1

4.10 x 2.93 m

13'5 x 9'7 ft

Bedroom 2

4.10 x 3.02 m

13'5 x 9'10 ft

Bedroom 3

4.15 x 3.60 m

13'7 x 11'9 ft

Bedroom 4

4.15 x 3.60 m

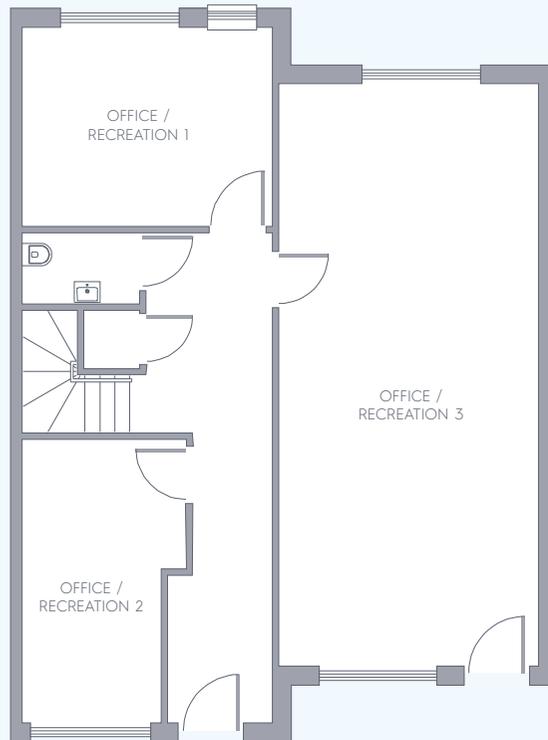
13'7 x 11'9 ft

Kitchen / Dining / Living

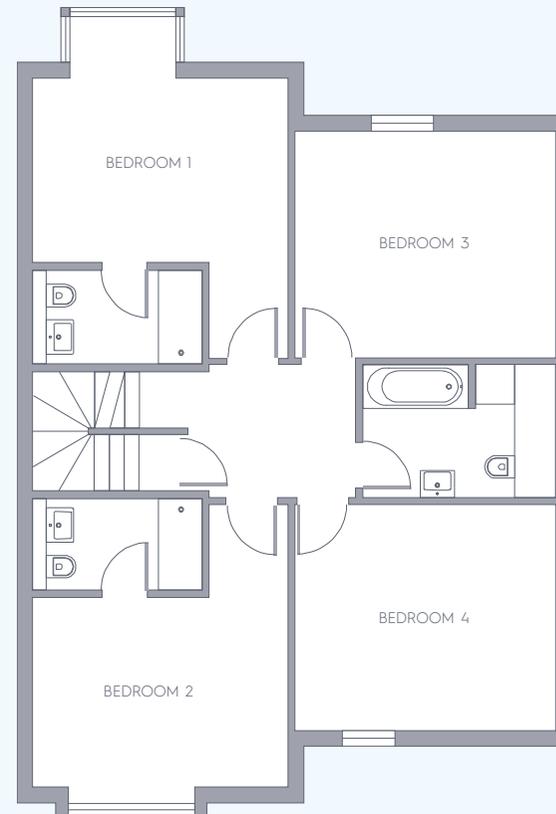
10.70 x 4.10 m

35'1 x 13'5 ft

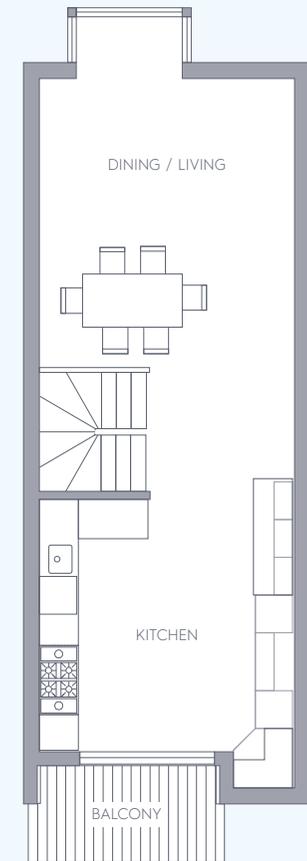
GROUND FLOOR: 83.7 M² - 901 FT²



FIRST FLOOR: 89.3 M² - 961 FT²



SECOND FLOOR: 46.3 M² - 498 FT²



SPECIFICATION

Individually designed ergonomic kitchens with generous preparation space and ample storage, including an American style fridge/freezer* and an impressive modern range cooker, will make entertaining a delight.

Hotel inspired bathrooms and en-suites with Villeroy and Boch sanitary fittings, large frameless shower cubicles, and wide format porcelain wall tiles create a spa like atmosphere.

Oak flooring in the lounge, dining, kitchen and halls, with wool carpet in the bedrooms and on the stairs gives a luxurious feel

Triple glazing and excellent acoustic and thermal insulation makes for peaceful living and low fuel bills.

Two private parking spaces, each with an Electric Vehicle charging point helps reduce your carbon footprint.

High specification front doors with entry phone gives excellent security and access control.

In addition:-

Houses 2-5 have an electric goods lift.

Houses 3-5 have roof terraces with porcelain paving, private cloakroom and storage/plant room providing enviable outside space with beautiful views.

*except for House 1



D E V E L O P M E N T S

FOR FURTHER INFORMATION
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ABOUT JEARY DEVELOPMENTS

Jeary Developments create high quality housing and mixed use schemes that knit with the local environment. We strive to ensure that our developments make a contribution to the appeal of an area, while providing modern, sustainable homes that are great to live in.

Started by Paul and Claire Jeary in 2001, Jeary Developments is a small developer with an eye for creating great places to live and work. We work within 40 miles of Brighton in East Sussex and generally create new build schemes of up to 14 units.

We work with several architects, designers and engineers, depending on the site and the type of project. With every development we make a positive contribution by ensuring that the new buildings fit successfully into the area.

Although mostly dealing with smaller schemes, we often face challenges and constraints such as contaminated land, flood risk, difficult access, poor ground conditions, overshadowing and overlooking, noise, land and construction costs and planning requirements. All of these factors need to be properly addressed if a development is to go ahead successfully.

We purchase land and buildings for redevelopment, with or without planning consent. Purchases may be either outright or conditional. Potential sites can be quickly assessed and valued, with a firm offer following shortly after. If you have land or buildings that you feel are underused and may be suitable for redevelopment, we would be happy to hear from you.