



THE APARTMENTS AT


THE  
CHALK  
YARD

*Lewes, East Sussex*



THE APARTMENTS

HONOURING HERITAGE,  
EMBRACING MODERN DESIGN  
&  
PIONEERING ENERGY-EFFICIENT  
LIVING.



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.

# LIVING IN LEWES

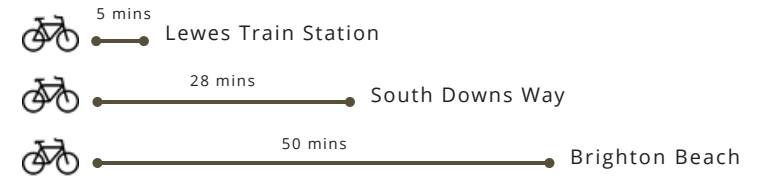
Lewes is a historic market town in East Sussex set within the stunning South Downs National Park. Known for its cobbled streets, medieval architecture, and rich cultural heritage, it's home to landmarks like Lewes Castle and renowned Bonfire Night celebrations.

The vibrant high street is home to a blend of independent artisan shops, galleries, cafés, and established restaurants, drawing both locals and visitors alike. Nestled amidst chalk cliffs, rolling hills and woodlands, and just a short distance from the stunning South coastline, Lewes provides endless opportunities for outdoor pursuits like hiking and cycling.

The towns connectivity for both commuters and those seeking easy access to surrounding countryside and coast is one of the key reasons Lewes is often ranked as one of the best places to live in UK.



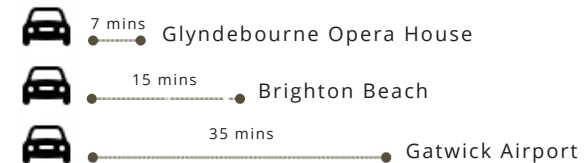
## By Bike



## By Train



## By Car



## On Foot



Travel times are approximate. Source: Google



# ON YOUR DOORSTEP



◀ LEWES CASTLE - Medieval castle with panoramic views | 19 MIN WALK

RIVERSIDE MARKET HALL ▶  
Independent food markets & artisan makers | 9 MIN WALK



◀ TRADING POST - Independent coffee and brunch spot | 7 MIN WALK

HARVEYS BREWERY - Sussex's famous brewery 5 MIN WALK ▶





◀ GAILS BAKERY - Renowned cafe & bakery | 10 MIN WALK

SOULFIT - Yoga and wellness studio | 14 MIN WALK ▶



▼ FORK - Fine dining neighbourhood restaurant | 18 MIN WALK



▲ SQUISITO - the best homemade pasta in Sussex | 12 MIN WALK



◀ TIGERMOTH - Independent Coffee Roasters & Cafe, famous for its homemade bagels | 3 MIN WALK





# THE APARTMENTS

An exclusive collection of EIGHT contemporary 1, 2, and 3-bedroom apartments, thoughtfully designed to create light-filled spaces that open onto either private gardens or balconies..

FOUR DUPLEX APARTMENTS, accessed through their own grand front doors, are arranged over the ground and first floors. Each home features a reception hall, cloakroom, and internal crittal-glazed doors leading into stunning open-plan space. Upstairs, the impressive ceiling heights continue, with bedrooms awash in natural light.

On the second floor, the FOUR ONE-BEDROOM APARTMENTS welcome you with full-height windows and doors that frame stunning, far-reaching views of the South Downs and the nature reserve. Boasting an exceptional energy efficiency rating and high-specification finishes, including underfloor heating and Amtico flooring throughout, these flats are the perfect blend of eco-friendly and luxurious living.



# DEVELOPMENT HIGHLIGHTS



PERFECTLY LOCATED WITHIN WALKING DISTANCE TO A WEALTH OF INDEPENDENT SHOPS AND RESTAURANTS ON LEWES HIGH STREET, AS WELL AS LOCAL FOOD MARKETS AND LARGER SUPERMARKETS



BOASTING AN EPC 'A' RATING, EACH UNIT FEATURES INDIVIDUAL HEAT PUMPS & COMBINED MVHR SYSTEM, AS WELL AS SOLAR PANELS FOR OUTSTANDING ENERGY EFFICIENCY



ALL UNITS FEATURE EITHER BALCONIES, TERRACES, GARDENS, OR A COMBINATION OF BOTH, ACCESSED THROUGH FULL HEIGHT FRENCH-STYLE DOORS.



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.



A SHORT WALK TO THE STATION TO JUMP ON A DIRECT 1-HOUR TRAIN TO LONDON VICTORIA & 33-MINUTES TO GATWICK AIRPORT - ALTERNATIVELY, HEAD SOUTH TO BRIGHTON IN JUST 17 MINUTES BY TRAIN.



ALLOCATED, PRIVATE CAR PARKING (READY FOR RESIDENTS EV CHARGING INSTALLATION) AND SECURE BIKE STORAGE



PERFECTLY CONNECTED TO THE SOUTH DOWNS WAY, AN 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 INSURANCE & BUILDING WARRANTY

THE APARTMENTS AND MEWS HOUSES ARE DESIGNED AROUND A COBBLED COURTYARD, ENHANCED BY COMMUNAL PLANTING AND MATURE TREES, CREATING A SENSE OF COMMUNITY WHILE PRESERVING RESIDENTS' PRIVACY.



# SUSTAINABLE DEVELOPMENT + Montum

CREATING A STRIKING, SUSTAINABLE HOME IS A HARMONIOUS BLEND OF VISIONARY ARCHITECTURE AND ENVIRONMENTAL STEWARDSHIP, RESULTING IN A SPACE THAT IS BOTH CAPTIVATING AND RESPONSIBLE.

MONTUM's vision of fostering urban regeneration through the adaptation and remodelling of existing structures into contemporary, sustainable spaces is reflected in every aspect of The Chalk Yard development. From meticulously chosen construction materials to advanced mechanical systems, these carbon-neutral credentials are woven into the fabric of the homes ensuring sustainability from the ground up.



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AN EPC 'A' RATED HOME  
SETS THE STANDARD OF  
SUPERIOR ENERGY  
EFFICIENCY, ENSURING  
LOWER ENVIRONMENTAL  
IMPACT AND  
SIGNIFICANT SAVINGS ON  
ENERGY BILLS.

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COMBINED EXHAUST AIR HEAT PUMPS  
WITH MECHANICAL VENTILATION  
HEAT RECOVERY SYSTEM



**joule**  
Manufacturing Systems



PHOTOVOLTAIC PANELS

**LONGI Solar**



POWER INVERTORS

**GROWATT**



HIGH PERFORMANCE INSULATION

**ROCKWOOL**



TRIPLE GLAZED WINDOWS

**VELFAC**®

# 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

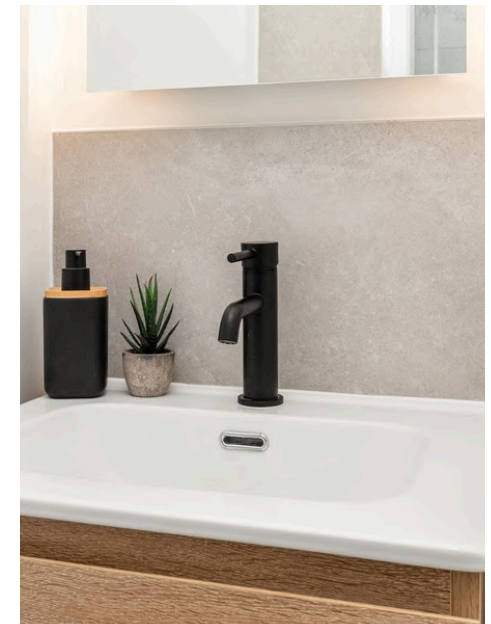
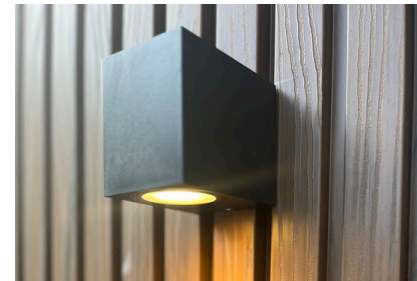
- Designed to showcase clean lines and open plan spaces, finished with tactile surfaces and high specification fittings.
- British produced luxury AMITCO LVT flooring throughout all kitchen / living areas (and bedrooms in the 1-bedroom apartments)
- British made wool-blend carpets to bedrooms in the duplex apartments
- Luxury large format stone-effect porcelain tiles to bathrooms with feature fluted tiles to bath and shower walls.
- 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 and wall lights with dimming controls to living space.
- Industrial style glazed reception doors in duplex apartments
- Generous storage cupboards underneath staircases and off landings where shown.
- Fitted bespoke wardrobes with drawers and hanging space, to all principal suites.

## Kitchens

- On-trend bespoke handleless German-made kitchens, designed locally by Bleau.
- LED recessed spotlights to wall units.
- Undermount black composite sink
- Contemporary dark dual-tone 20mm Caesarstone quartz worktops and upstands
- Bosch oven features 3D Hotair function and frameless touch-control induction hobs
- Integrated 70/30 fridge freezer and dishwasher
- Feature open floating shelves finished in oak veneer

## Bathrooms

- Contemporary high quality white sanitary ware including wall-hung WCs and Armera washed oak 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*

- EPC A RATED - Designed and built from the ground up with Zero Carbon credentials, featuring premium insulation for maximum energy efficiency.
- Individual exhaust heat pump and solar panels for each unit working together to provide exceptionally low energy costs.
- Solar panel inverters to further lower energy costs and sell energy back to the grid.
- High spec MVHR system that extracts stale air, supplies fresh air, and recovers heat for energy efficiency and comfort, with an extra boost for kitchen and bathroom ventilation
- Underfloor heating to all living areas and bathrooms, and additionally to bedrooms in the 1-bed apartments.
- TV data points to living rooms and bedrooms.
- Energy saving LED light bulbs.
- Mains operated smoke and heat detectors.

## *Landscaping*

- Thoughtfully considered seasonal planting, mature trees and hedging for the private gardens, communal courtyard and exterior boundary.
- Cobbled pedestrian communal courtyard and pathways.
- Dark composite wood effect fencing to private gardens
- Private gardens accessed via double doors with a mix of grass and exterior paving for alfresco dining
- Exterior PIR lighting to communal areas land leading up to the front entrances of all apartments.
- LED down-lighting to all balconies and terraces as well as external plug sockets.

## *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 store
- Security entry video system to one-bedroom flats.

## *Guarantee*

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

# SITE PLAN



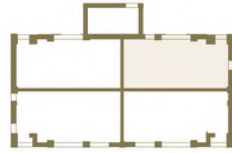




# APARTMENT 1

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

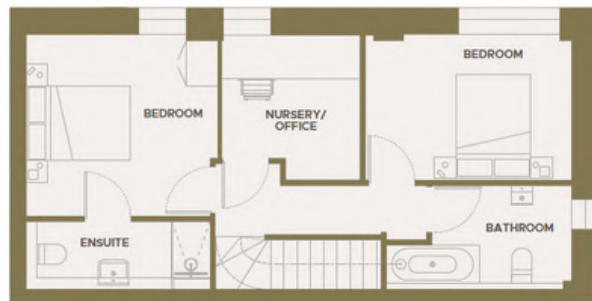
947 SQ FT / 88 SQM



GROUND FLOOR



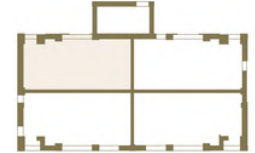
FIRST FLOOR



# APARTMENT 2

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

926 SQ FT / 86 SQM



GROUND FLOOR



FIRST FLOOR



Please note, floor plans, areas, layouts for kitchens, bathrooms & utilities are taken from architectural drawings and are for guidance only.

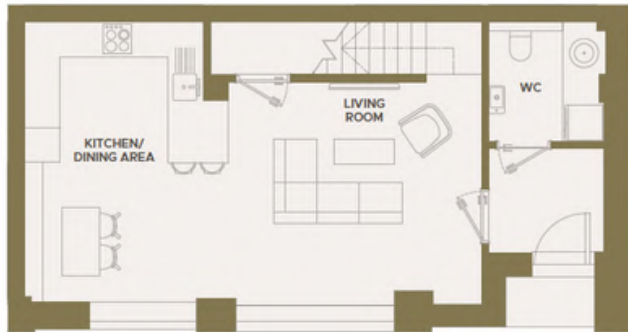
# APARTMENT 3

3 BEDROOM  
2 BATHROOM  
DOWNSTAIRS CLOAKROOM  
1 CAR PARKING SPACE  
BALCONY

973 SQ FT / 90 SQM



## GROUND FLOOR



## FIRST FLOOR



# APARTMENT 4

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

971 SQ FT / 90 SQM



## GROUND FLOOR

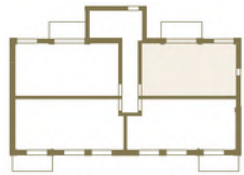


## FIRST FLOOR



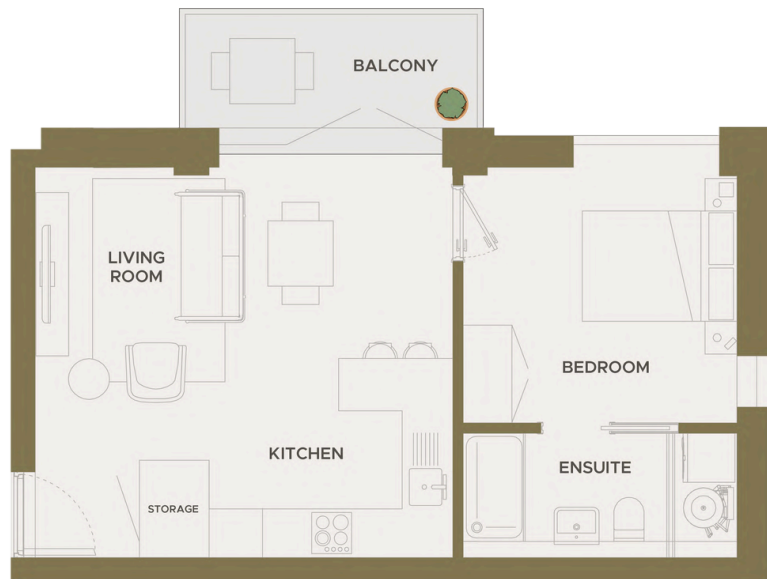
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## APARTMENT 5



1 BEDROOM  
1 BATHROOM  
1 CAR PARKING SPACE  
BALCONY

449 SQ FT / 42 SQM

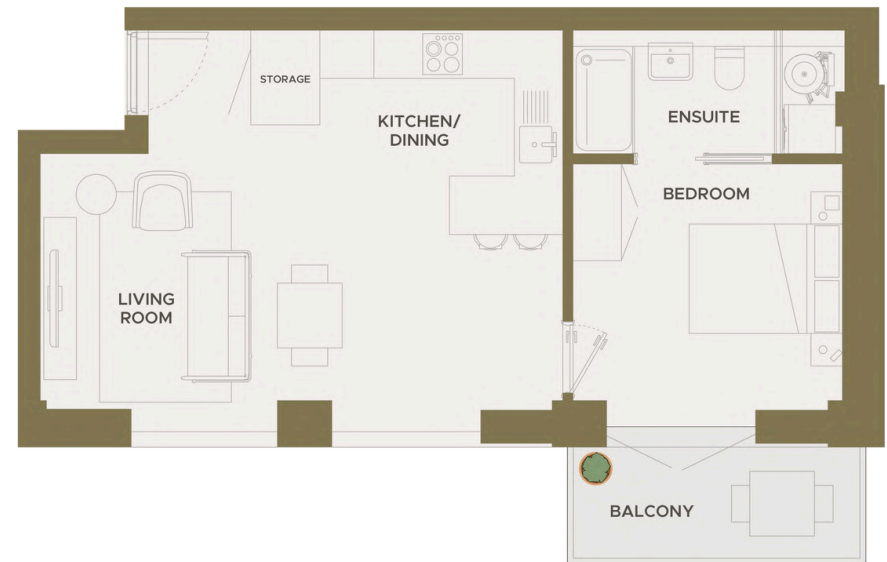


## APARTMENT 6



1 BEDROOM  
1 BATHROOM  
1 CAR PARKING SPACE  
BALCONY

480 SQ FT / 45 SQM



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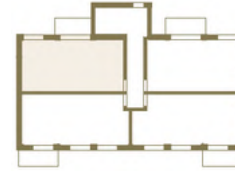
## APARTMENT 7



1 BEDROOM  
1 BATHROOM  
1 CAR PARKING SPACE  
BALCONY

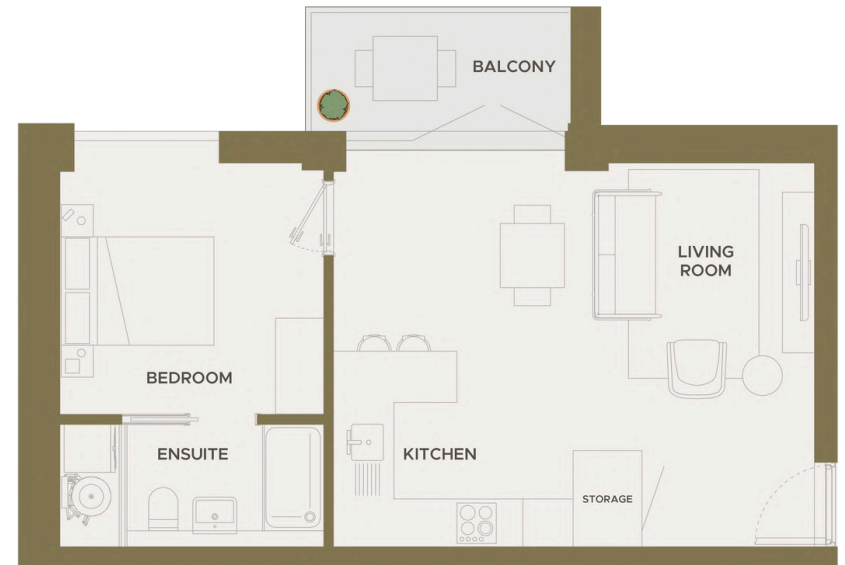
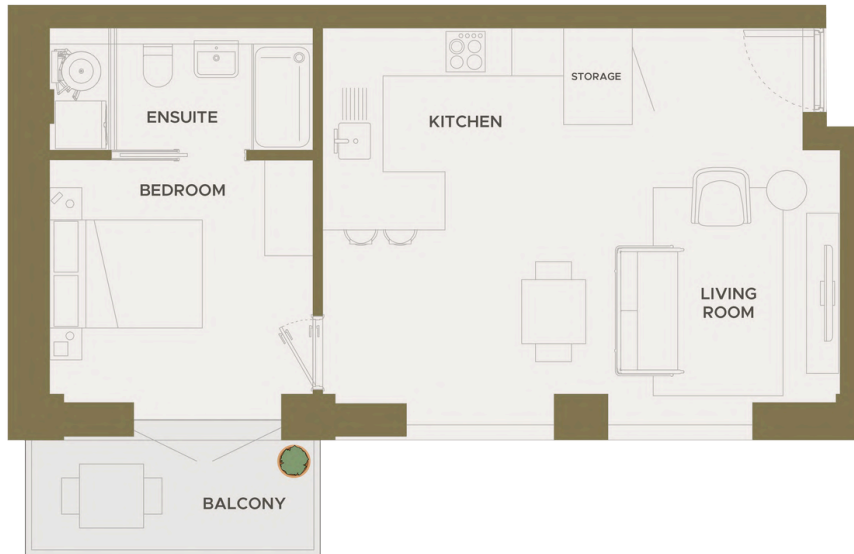
490 SQ FT / 46 SQM

## APARTMENT 8



1 BEDROOM  
1 BATHROOM  
1 CAR PARKING SPACE  
BALCONY

490 SQ FT / 46 SQM



Please note, floor plans, areas, layouts for kitchens, bathrooms & utilities are taken from architectural drawings and are for guidance only.



▲ 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.

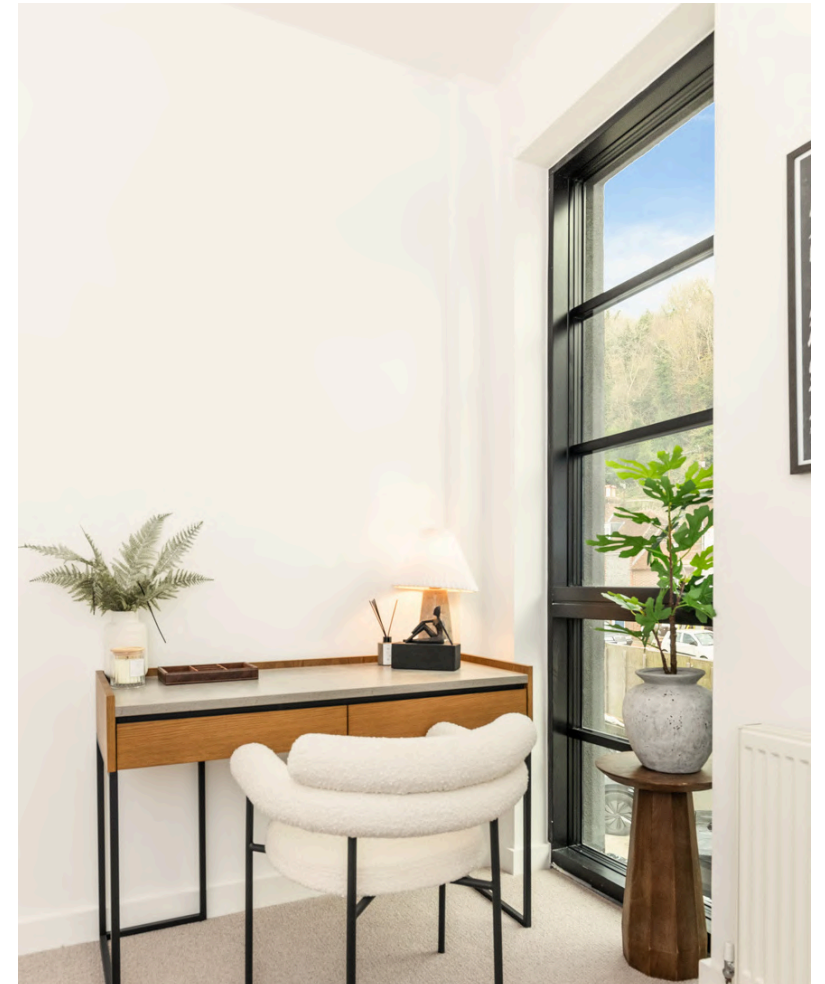




▲ Spacious bedroom with up to 2.9 metre ceiling heights and crittall-style doors opening onto a balcony, offering scenic views over Malling Down Nature Reserve.

The bathrooms are styled with high-quality matte black sanitaryware, heated towel rails, underfloor heating 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.





◀ En-suite in the one bedroom apartment 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.



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.



A DEVELOPMENT BY **Montum**





VIEWINGS STRICTLY BY APPOINTMENT ONLY

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