





FOUR BEAUTIFULLY  
DESIGNED AND  
DETAILED  
TOWNHOUSES IN  
THE CENTRE  
OF LEWES









## **BAOBAB DEVELOPEMENTS**

We firmly believe that where we live shapes the way we live. It is our mission as boutique developers to build properties to a range of budgets and sizes, all characterised by space, light and design.

We are Sussex based boutique developers, passionate about building incredible houses that enhance the lives of the people fortunate enough to live in them. Our firm conviction that good houses improve lives guides all that we do. Our priority is not the bottom line. Design drives decisions.

We use renowned architects, we commission designers, be they lighting, kitchen, bathroom, interior, landscape, home automation, and it is this use of experts that allows us to concentrate on delivering the key components of every Baobab house – design, light, space.

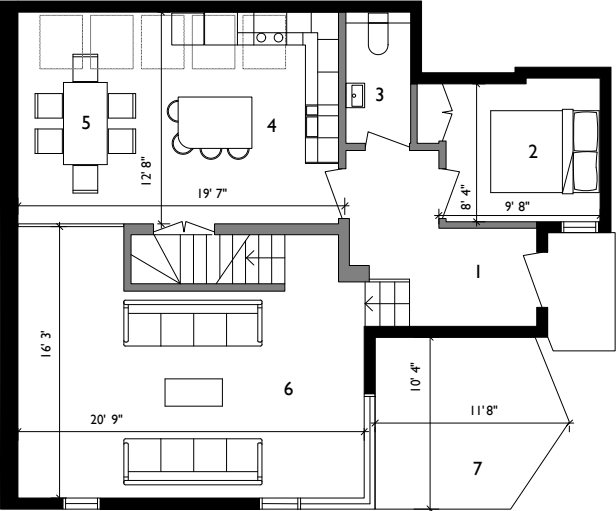
We recognise that many people would not consider a newly built property: this stems from the soulless, profit driven finish associated with so many developers, as well as the complete absence of imagination and consideration in the design.

We want to buck that trend. We want to create houses, at all levels of size and budget, that are appropriate to the way people live in the 21st century. Well-designed properties, both in functionality as well as aesthetics, help us lead better and more fulfilling lives. We, as developers, want to build houses that do this.



LEWES VAULTS PLOT I

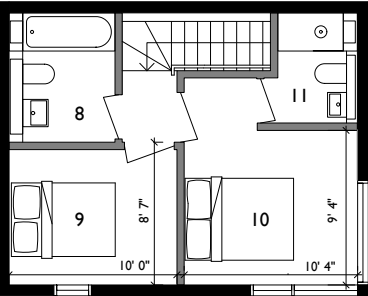
GROUND FLOOR PLAN



TOTAL SQUARE FOOTAGE 1155

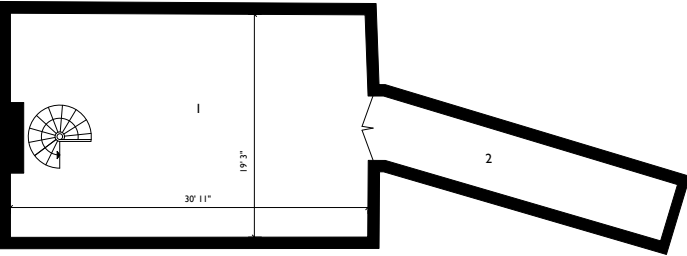
- |            |            |                   |                    |
|------------|------------|-------------------|--------------------|
| 1. HALLWAY | 4. KITCHEN | 7. TERRACE        | 10. MASTER BEDROOM |
| 2. BEDROOM | 5. DINING  | 8. FAMILY BATHROM | 11. MASTER ENSUITE |
| 3. WC      | 6. LIVING  | 9. BEDROOM 2      |                    |

FIRST FLOOR PLAN



LEWES VAULTS PLOT 2

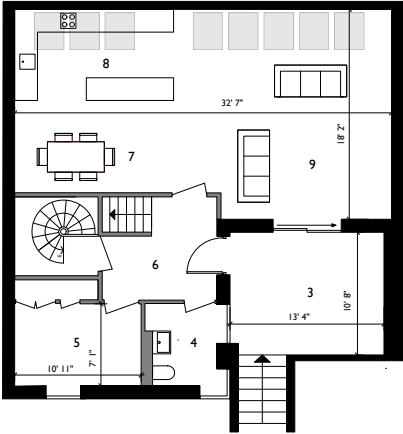
BASEMENT FLOOR: THE VAULT



TOTAL SQUARE FOOTAGE 2417

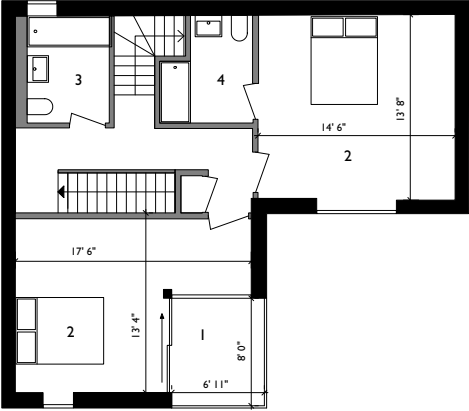
- |                    |           |            |
|--------------------|-----------|------------|
| 1. THE CHALK VAULT | 4. WC     | 7. DINING  |
| 2. WINE CELLAR     | 5. OFFICE | 8. KITCHEN |
| 3. COURTYARD       | 6. HALL   | 9. LIVING  |

GROUND FLOOR PLAN



LEWES VAULTS PLOT 2

FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE 2417

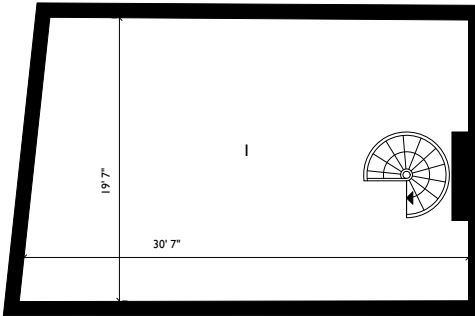
- |                    |                   |               |
|--------------------|-------------------|---------------|
| 1. TERRACE         | 4. ENSUITE        | 7. GREEN ROOF |
| 2. BEDROOM         | 5. MASTER BEDROOM |               |
| 3. FAMILY BATHROOM | 6. MASTER ENSUITE |               |





LEWES VAULTS PLOT 3

BASEMENT FLOOR: THE VAULT



TOTAL SQUARE FOOTAGE 2482

1. THE CHALK VAULT

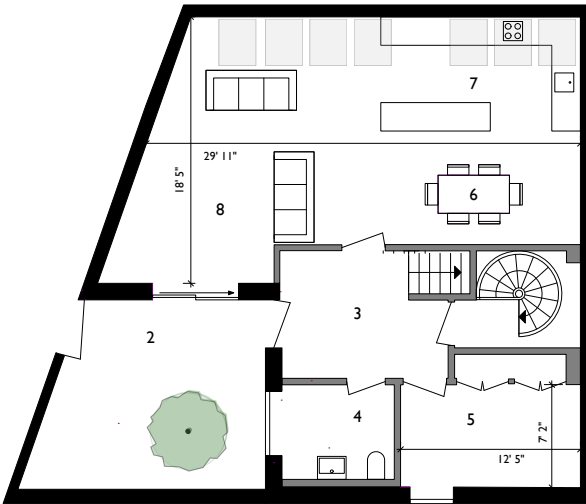
2. COURTYARD

3. HALL
4. WC

5. OFFICE

6. DINING

GROUND FLOOR PLAN



7. KITCHEN

8. LIVING

LEWES VAULTS PLOT 3

FIRST FLOOR PLAN



TOTAL SQUARE FOOTAGE 2482

1. TERRACE

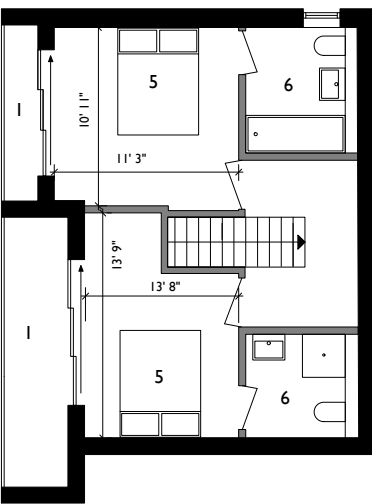
2. MASTER BEDROOM

3. MASTER ENSUITE
4. DRESSING ROOM

5. BEDROOM

6. ENSUITE

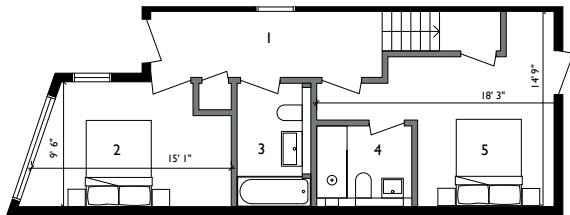
SECOND FLOOR PLAN



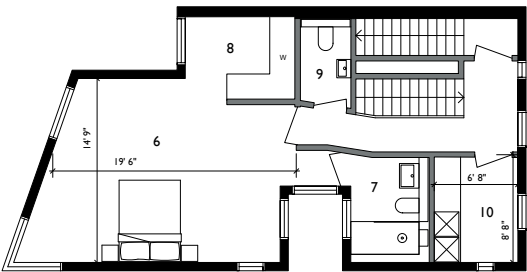


LEWES VAULTS PLOT 4

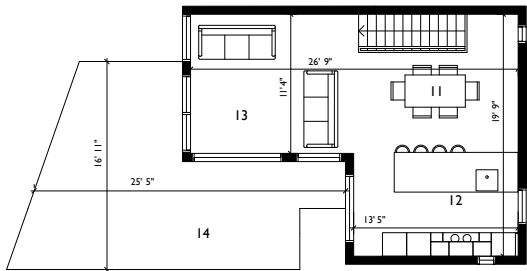
GROUND FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



TOTAL SQUARE FOOTAGE 1775

- |             |                   |                 |                 |
|-------------|-------------------|-----------------|-----------------|
| 1. HALLWAY  | 5. BEDROOM 2      | 9. WC           | 13. LIVING AREA |
| 2. BEDROOM  | 6. MASTER BEDROOM | 10. UTILITY     | 14. TERRACE     |
| 3. BATHROOM | 7. MASTER ENSUITE | 11. DINING AREA |                 |
| 4. ENSUITE  | 8. DRESSING AREA  | 12. KITCHEN     |                 |



**KITCHEN**

- 1. DESIGNED BY LORNA WILLIAMSON
- 2. KITCHEN UNITS ARE FROM SUSSEX COMPANY PAULA ROSA, FROM THEIR MANHATTAN RANGE
- 3. KITCHEN WORKTOPS ARE 30MM SOLID OKITE QUARTZ
- 4. SINK AND TAP ARE FRANKE
- 5. APPLIANCES ARE MIELE (SINGLE OVEN, COMBINATION OVEN, 4 RING INDUCTION HOB), SIEMENS (INTEGRATED 12 PLACE DISHWASHER AND FRIDGE FREEZER ), SMEG (EXTRACTOR)

**BATHROOM**

- 1. DESIGNED BY ROSIE PAWSEY
- 2. VANITY UNITS ARE DURAVIT AND VERO
- 3. TOILETS ARE DURAVIT;WALL MOUNTED WITH VIEGA FLUSH PLATES
- 4. SINKS ARE DURAVIT AND AM.PM
- 5. SINK TAPS AND SHOWER MIXERS ARE HANSGROHE AXOR
- 6. SHOWER TRAYS AND BATHS ARE FROM DURAVIT
- 7. TILING FROM MINOLI

**LIGHTING**

- 1. DESIGNED BY ZETTER BLUNT

**FLOORING**

- 1. WOODEN FLOOR TO BE ENGINEERED, NARRROW OAK PLANKS, LAID TO CHEVRON IN THE LIVING ROOMS
- 2. TILES TO BE FROM MINOLI
- 3. DECKING TO TERRACES IS SOLID IROKO

**GENERAL**

- 1. UNDERFLOOR HEATING THROUGHOUT
- 2. BLACK, DESIGNER SOCKETS AND SWITCHES
- 3. MANITAL IRONMONGERY
- 4. GREEN ROOFS
- 5. PARKING SPACE

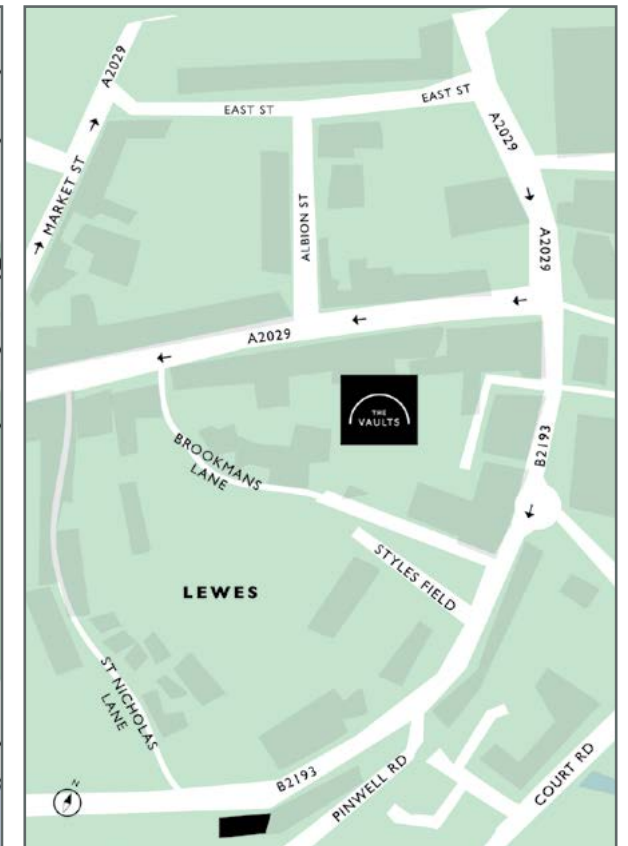
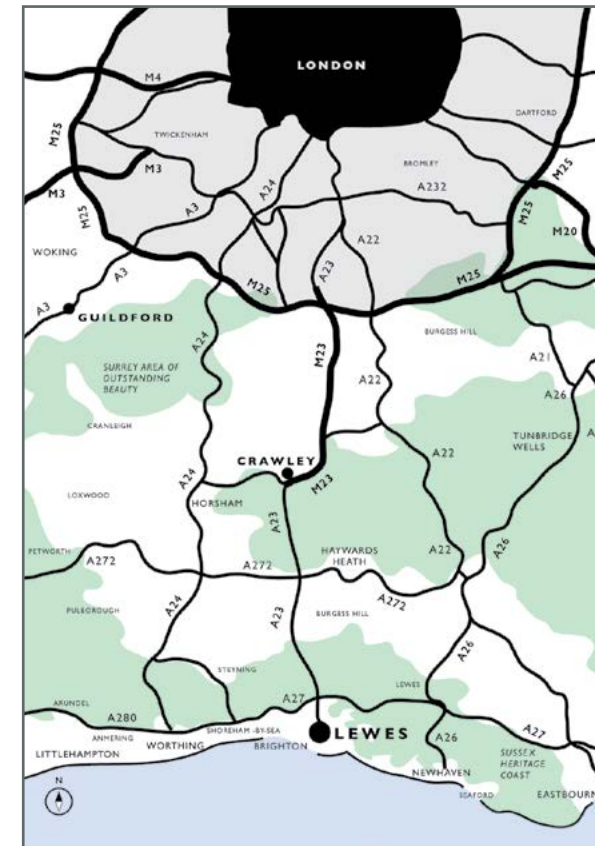


## LOCATION

The historic County Town of East Sussex, Lewes is a vibrant and thriving market town nestled in the heart of the South Downs National Park. Lewes enjoys a rich and distinctive architectural heritage and is fiercely protective of this, creating a space where the wealth of history looms large, all laid out around the meandering River Ouse.

Lewes is home to a wealth of creative industries and the passionate patronage of the arts can be felt through the character of its lanes and twittens, as you wander through the town. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Dining out in Lewes is a pleasure, from the gastronomic delights on offer at the Pelham House Hotel and Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery.

The City of Brighton is only 8 miles away on south coast and there are also direct rail links to London Victoria, in a little over one hour. Lewes has a maverick population, which over the centuries has resulted in the town developing a truly unique place in history. Lewes is famous for its beautiful Norman Castle, which towers over the High Street along with Anne of Cleves House, part of the annulment settlement for Queen Anne from Henry VIII. The character of Lewes is such that it can boast both the first assembly of Parliament and the first Bills Restaurant!





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