



Wellgreen Lane, KINGSTON

**Lewes
Estates**

An opportunity to acquire a four double bedroom end of terrace property situated in the highly desirable Downland village of Kingston, enjoying un-spoilt views to the rear over the surrounding farmland towards the South Downs.

The Downland village of Kingston is located within the immediate vicinity and benefits from facilities including a green, tennis courts, a church and a popular and traditional Sussex Public House. Viewings are highly recommended to appreciate this opportunity.

- Four bedroom property situated in the highly desirable village of Kingston
- Spacious accommodation throughout
- Front and back gardens
- Far reaching views
- Off road parking for 2 cars & detached double garage
- Wood burner, Aga cooker, & Solar Panelling
- No onward chain



The accommodation comprises on the ground floor; entrance hall, downstairs cloakroom, dual aspect living room with French doors to the garden and a feature brick fireplace with a wood burning stove and quarry tiled hearth, triple aspect dining room with access to the garden, kitchen/breakfast room complete with with Aga, a range of wooden units and a rear lobby.

On the first floor is a triple aspect master bedroom with a range of fitted wardrobes and a large en suite bathroom, including a raised bath and shower cubicle. There are also two further double bedrooms and a family bathroom. On the second floor there is a galleried landing, a study and a further double bedroom - which enjoy elevated views over the surrounding farmland towards the South Downs.

Outside the property benefits from a rear garden which is mostly laid to lawn with a paved patio area, a range of mature trees, plants and shrubs and gated access to the rear. The house has been equipped with solar panelling.

To the front of the property is a gravelled driveway with space for 2 cars, a large lawned area and a southerly facing patio area with an arched seating recess. Parking is also offered by way of a detached double garage to the rear of the property, which can be accessed via the garden gate. The garage has power, lighting and a work bench.



The Hollows, BN7 3NR

Approximate Gross Internal Area = 178.8 sq m / 1925 sq ft

Garage = 19.3 sq m / 208 sq ft

Total = 198.1 sq m / 2133 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163648)



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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

Entrance Hall

Downstairs Cloakroom

Living Room
16'5" x 12'9"

Dining Room
14'6" x 14'5"

Kitchen/Breakfast Room
14'5" x 11'5"

Rear Lobby

Master Bedroom
16'3" x 15'0"

En Suite Bathroom

Bedroom 2
13'0" x 11'0"

Bedroom 3
11'4" x 10'9"

Family Bathroom

Studio
12'2" x 11'6"

Study
9'7" x 8'4"

Bedroom 4
11'7" x 9'4"

Double Garage
18'2" x 15'3"



draft

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