

9, Kingsley Church Lane

Brighton, BN45 7FE

Asking price £875,000

Kingsley is a spacious family four bedroom, three bathroom detached house situated in a semi rural location with lovely views of the South Downs and offering immaculately presented accommodation throughout.

On the ground you are greeted by a large reception hallway, which provides access to the open plan Kitchen / Living / Dining Room, from here 2 sets of Bi fold doors open out onto the large decked entertaining area. Also on the ground floor is a utility room and cloakroom.

On the First Floor is the Master Bedroom with Built in wardrobes and En Suite Bathroom with separate shower cubicle plus 3 further bedrooms 2 of which have ensuite shower rooms.

Outside there is parking for numerous vehicles and a double garage at the front. To the rear is large decked area providing lovely views of the South Downs and steps leading down to a good sized area of lawn.

The popular village of Pyecombe offers a local store, The Plough Inn and access to beautiful Downland walks. It also provides easy access to the A/M23, the nearby seaside town of Brighton. The main line railway station at Hassocks is approximately a 10 minute drive away.

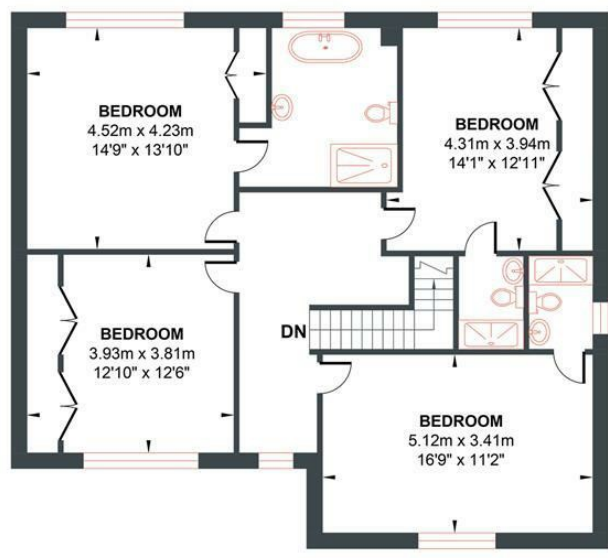
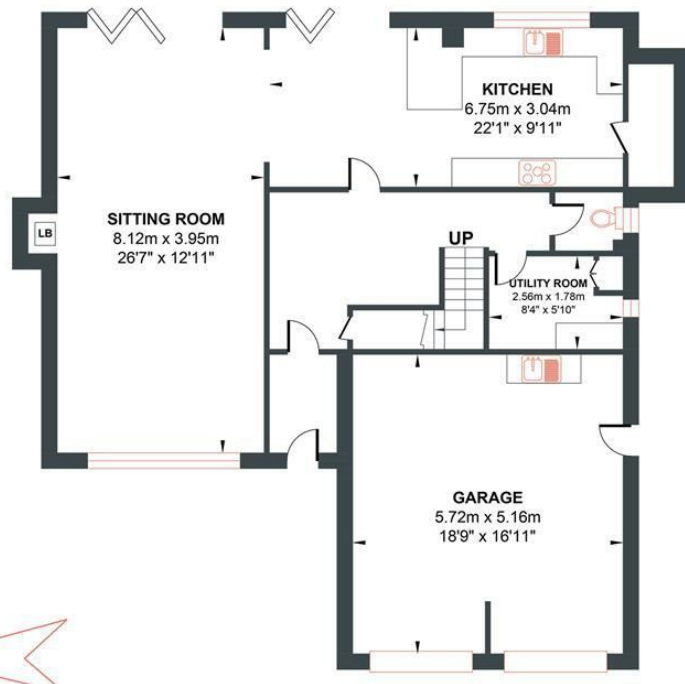


- Beautifully Presented Four Bedroom Detached House
- Superb Open Plan Living Accommodation
- Spacious Decked Area And Attractive Rear Garden
- Situated In The Popular Downland Village Of Pyecombe
- Double Garage Plus Ample Of Road Parking
- Four Bedrooms, Three With En Suites

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CHURCH LANE

Approximate Gross Internal Area = 205.81 sq m / 2215.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
 1186.39 sq ft
 (110.22 sq m)

Approximate Floor Area
 1028.92 sq ft
 (95.59 sq m)

