



OAKFIELD



Kingston Road, Lewes, BN7 3NB

£2,250 Per Calendar Month



**Kingston Road, Lewes,
BN7 3NB**

We are delighted to offer this attractive, older style semi-detached house (formally the original nursery cottage) nestled in the tranquil cul-de-sac of Milldown—the site of a former Nursery Garden on the south-west outskirts of Lewes.

This property beautifully combines original character features (such as feature fireplaces and exposed wood floors) with modern styling, including gas-fired central heating and combi boiler. The flexible internal layout is offered either as a three-bedroom home or four-bedroom home with available one or two receptions.

The ground floor features a bright, double-aspect Sitting Room with an attractive feature fireplace, a versatile second reception room that can serve as an occasional fourth bedroom or office, and a spacious, double-aspect Kitchen/Dining/Breakfast Room which has a fitted hob/oven and double doors leading directly to the garden. A cloakroom with separate WC completes the ground floor.

Upstairs, the three bedrooms include the sunny, triple-aspect Bedroom One, which boasts superb views over the South Downs. Adjacent is Bedroom Two, a bright south facing double bedroom with built in storage, the third bedroom overlooks the well kept lawned garden to the rear. These are served by a modern bathroom with a fitted shower and a separate WC.

Externally, the property benefits from front, rear, and side gardens, including a small vegetable plot and shed beside a double parking space. The location is superb for town access, with a flat cycle path straight into the centre, providing easy routes to excellent local primary and secondary schools, shopping, and Lewes Railway Station (15-minute walk) for fast links to Brighton (20 mins) and London. Situated close to the historical Southover area, you'll be within an easy walk of Anne of Cleves House and Southover Grange Gardens.





Living Room

16'1" x 11'0" (4.90m x 3.35m)

Family Room

12'10" x 9'0" (3.91m x 2.74m)

Kitchen

21'2" x 9'6" (6.45m x 2.90m)

Bedroom One

14'0" x 11'5" (4.27m x 3.48m)

Bedroom Two

14'3" x 9'3" (4.34m x 2.82m)

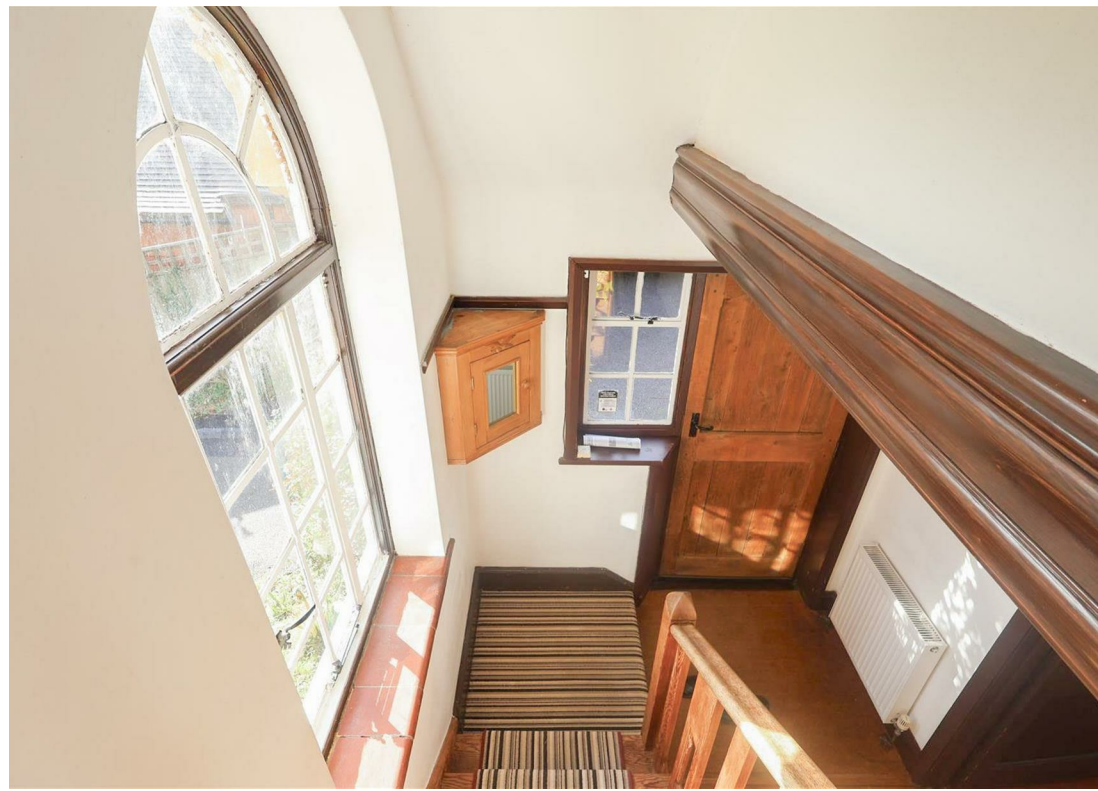
Bedroom Three

9'4" x 9'1" (2.84m x 2.77m)

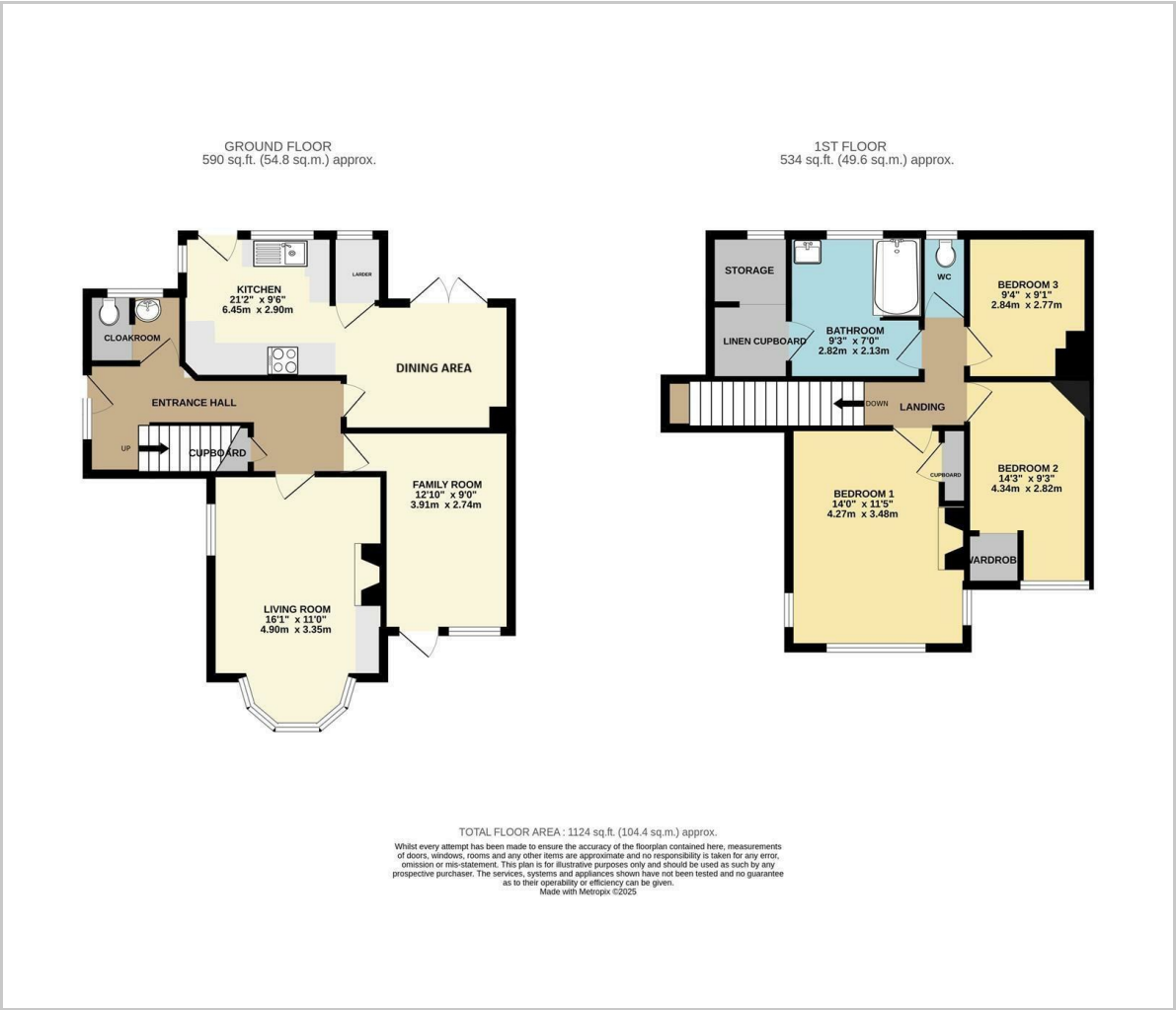
Bathroom

9'3" x 7'0" (2.82m x 2.13m)

Council Tax Band E - £3,367.40 Per Annum



Floor Plan

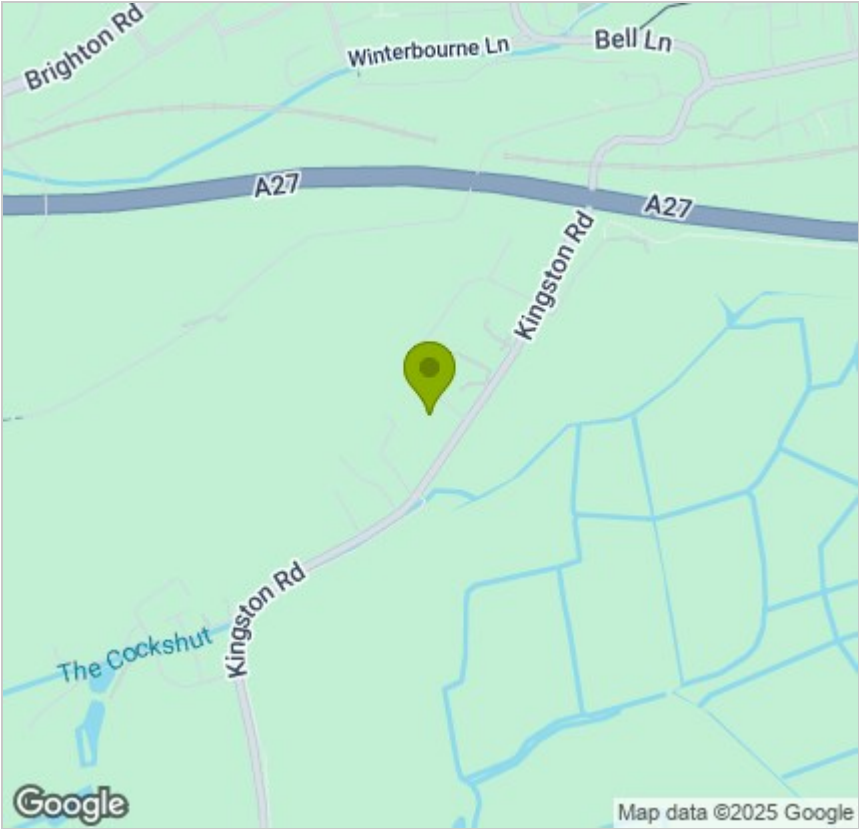


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

