



£1,250,000 - £1,350,000 guide price

West Laine House, Church Lane, Kingston, East Sussex, BN7 3LW

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Overview...

A wonderful family home boasting numerous modern architectural features such as vaulted ceilings, tri fold doors, feature windows and a Juliet balcony making the most of the Stunning Views over the South Downs National Park.

This 4 Double Bedroom home has been transformed in recent years with a keen eye to detail and a fantastic focus on Open Plan Living, but with clever design features to provide privacy. The owners have also designed the layout to be easily altered for a more traditional layout if desired.

Downstairs the property has been presented as an enviable Open Plan Living Kitchen Dining Room with Modern Kitchen, Tri Fold Doors and magnificent far reaching views. A Fireplace complete with two sided woodburning stove then divides the space from a Triple Aspect Through Sitting Room measuring an extremely generous 26ft and boasting access to the garden. Completing the downstairs accommodation is a useful Utility Room and Ground Floor Cloakroom.

Upstairs there are 2 Modern Bathrooms and 4 Double Bedrooms, two with Vaulted Ceilings and one with a Juliet Balcony.



The property...

Approach – Five bar gates open to driveway which leads to a path and steps which rise to the terrace and the front door.

Entrance Porch – Oak floors, window to the side, Oak paneled door to;

Open Plan Reception Hall, with Living, Kitchen, Dining Room.

Reception Hall – Woodburning stove set into chimney. Stairs rise to first floor. Door to Utility Room. Semi open plan to Sitting Room and Further Reception area.

Living, Kitchen, Dining Room – Dual aspect room with far reaching views over the South Downs National Park and over the garden. Tri fold doors open seamlessly to the garden. Modern fitted kitchen finished in a country white and complimented by grey granite worksurfaces. The kitchen incorporates an island. Oak floors.

Utility Room – Modern kitchen cupboards, stainless steel sink, space for appliances, Worcester Bosch Combi Boiler, window and door to rear garden. Door to;

Cloakroom – Modern suite comprising of wc and wash hand basin. Wooden floors.

Open Plan Sitting Room and Further Reception Area

Sitting Area – Dual aspect room with far reaching views over the South Downs National Park. Double doors to garden. Feature fireplace with wood burning stove inset. Oak floors. Open plan to;

Further Reception Area – Triple aspect room with double doors to garden and far reaching views over the South Downs National Park. Vaulted ceiling reaching an impressive height of apx 10ft 9”.



The property...

First Floor Landing – Oak panelled doors to principal rooms. Picture window over stairs.

Bedroom 1 – Double bedroom with an impressive vaulted ceiling, feature windows and juliet balcony all making the most of the magnificent far reaching views.

Bedroom 2 – Double bedroom with exposed stained floorboards and far reaching views over the Ouse Valley and South Downs.

Bedroom 3 – Another Double bedroom boasting far reaching views and an intercommunicating doorway to bedroom 2.

Bedroom 4 – A dual aspect double bedroom with vaulted ceiling and views over the garden.

Family Bathroom – Modern suite comprising of bath with shower over and glass screen door. Wc and wash hand basin. Herringbone Oak LVT flooring. Roof window. Heated towel rail.

Second Family Bathroom - Modern suite comprising of bath with rainfall shower over. Wc and wash hand basin. Herringbone Oak LVT flooring. Heated towel rail. Roof window.

Gas Central Heating – Double Glazing

Title - Freehold

EPC Rating – C

Council Tax Band – F

The property is available with No Onward Chain





Location...

Kingston is a desirable and picturesque village set at the foot of the South Downs. The village benefits from the The Juggs Inn public house, which serves food and features a delightful pub garden. The village also features a popular infant and junior school.

The Village has a good range of leisure activities including a public access tennis court, two village greens, and a modern village hall which can be hired for events. The garden centre provides a popular café. At the end of the track which leads to the property we find direct access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes and the Sussex coastline. There is also a cycle path into Lewes and a bus service to Lewes and the Sussex coast.

Lewes mainline railway station is just over 2 miles away (source Google Maps) and offers direct services to Brighton, Gatwick and London.

Lewes also hosts a number of popular schools catering for all ages with local mini bus services within the villages for private schools and colleges.





Outside...

The property sits well within its plot being in an elevated position making the most of the far reaching views and the sunshine.

A driveway sweeps through the front garden providing off street parking for multiple vehicles and steps lead onto the terrace and front door.

A paved terrace wraps around the property creating a superb entertaining and outside dining space to enjoy the garden and stunning views.

The terraces open onto two levelled lawns surrounded by plants, shrubs, bushes and trees. Further steps then lead onto a small copse of trees creating a small woodland feel to an area of the garden.

The property is approached by a private track. We are advised that each property along the lane owns the section of road in front of their respective properties and a right of access exists for each resident to reach their home.

mains gas and electric - mains fresh and waste water.

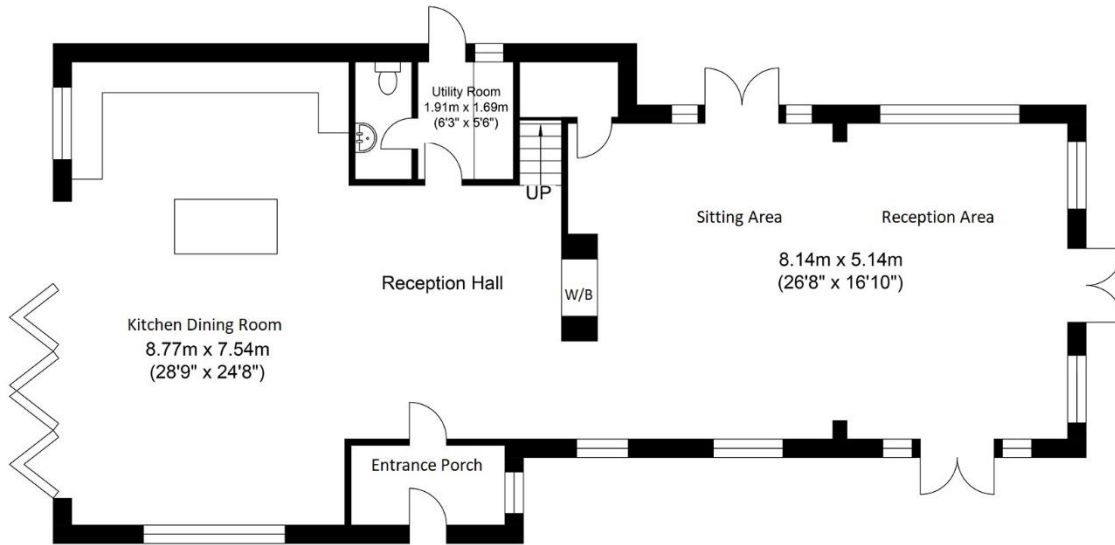




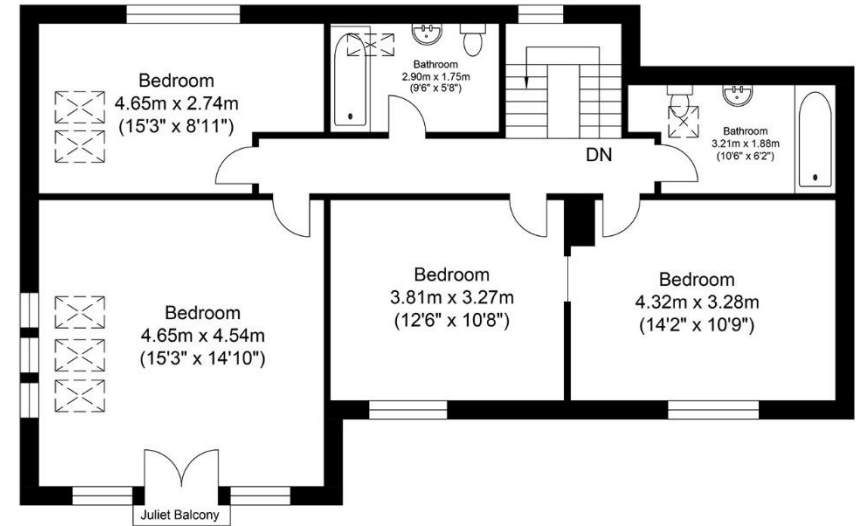
Directions...

Located in the heart of the Downland Village of Kingston, East Sussex.

Travel along The Avenue, Kingston and at the end of the road turn right and right again along a private track. The property can be found at the end of the lane.



Ground Floor
Approximate Floor Area
1099.53 sq ft
(102.15 sq m)



First Floor
Approximate Floor Area
890.49 sq ft
(82.73 sq m)

Approximate Gross Internal Area = 184.88 sq m / 1990.03 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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