



£400,000 offers in excess of
2 Hollowdown Cottages, The Street, Kingston, BN7 3NU

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The property...

A charming and truly characterful property located in the highly sought after village of Kingston and nestled within the conversation area of The Street. The non through road leads directly onto the South Downs Way where some magnificent panoramic views can be enjoyed.

The Grade II Listed cottage is presented as a 1 Bedroom Cottage with a Study Area, A generously sized Sitting Room with woodburning stove, Kitchen, and a sunny and private Garden.

Entrance Porch – Window to the side and door with latch to;

Sitting Room – Measuring a generous 13'2 x 11'6 with window to the front enjoying views over the pretty front garden. Fireplace with woodburning stove and stone hearth. Door with latch to;

Internal Hall – Stairs with wooden hand rail and balustrade to first floor. Fitted Cupboard and painted panelled doors with latches to Kitchen and Bathroom. Exposed beams.

Kitchen – Fitted kitchen finished in a sage colour and complimented by wood look worksurfaces. Space for appliances and stainless steel sink. Door to garden and window to the rear with views over the garden. Tiled floor and vaulted ceiling with exposed beams.

Ground Floor Bathroom -Modern bathroom suite comprising of a bath with hand held shower attachment, wc and wash hand basin. Simple and timeless white tiled walls with a blue boarder. Window to the rear.

First Floor Bedroom – A fantastic room measuring an impressive 17'5 x 13'11. The dual aspect bedroom enjoys views over the rear garden and over the conversation area to the front. Exposed beams and Fitted Wardrobe. Subject to permissions the bedroom could potentially be divided into two bedrooms or a bedroom and a study.





Outside and Location...

Garden – A pretty garden of an enviable South Westerly aspect. The garden is primarily laid to lawn with established plants and shrubs laid to the borders. There is also a decked terrace creating an ideal space for alfresco dining and entertaining. The garden backs onto single storey properties and subsequently feels particularly private.

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.

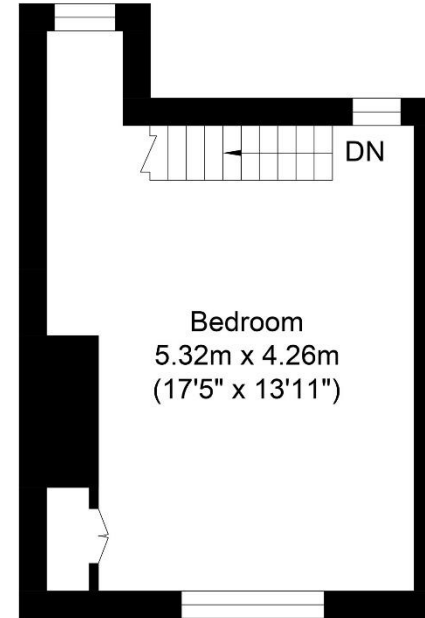
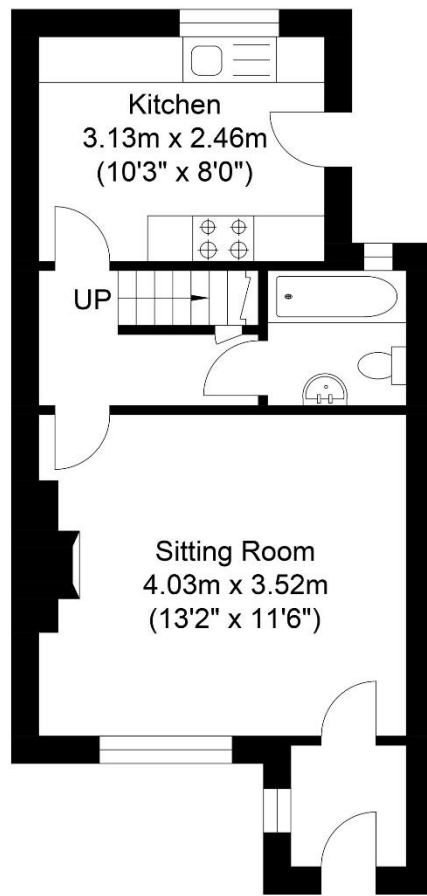
The Village has a good range of leisure activities including a public access tennis court, two village greens, and a modern village hall which can be hired for events. The garden centre provides a popular café. At the end of the track which leads to the property we find direct access to The South Downs 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.

Tenure – Freehold

Council Tax Band – C





Ground Floor
Approximate Floor Area
334.75 sq ft
(31.10 sq m)

First Floor
Approximate Floor Area
240.03 sq ft
(22.30 sq m)



Approximate Gross Internal Area = 53.40 sq m / 574.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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