



£2,250,000 guide price

Juggs Way, The Street, Kingston, East Sussex, BN7 3PD

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Overview...

An exceptional home situated in a wonderful position in the heart of the conservation area in the centre of Kingston.

Set well back from the street with wrap around gardens and occupying an enviable position, the Grade II Listed former Hall House, is beautifully presented throughout boasting glorious views of the South Downs and of the neighbouring Church.

With accommodation of 2,600 sq ft, arranged over just two floors, Juggs Way is full of charm and character which flows seamlessly with the gorgeous 35ft Kitchen Day Room and the contemporary Bathrooms and Shower Room.

The property features a generously sized Sitting Room with Inglenook Fireplace, a Snug also with Inglenook fireplace and wood burning stove, a super 35ft Kitchen Day Room with high quality kitchen, lounge area and Dining space with partially vaulted ceiling. There is Guest Accommodation with a Ground Floor Bedroom with Kitchenette, and a Cloakroom and upstairs there are 4 generous Double Bedrooms with exposed beams and wonderful Downland views, the principal Bedroom features EnSuite Facilities and there are 2 stunning, contemporary Bathrooms.



The property...

BOOT ROOM- Bespoke made oak front door, dual aspect windows with views overlooking the garden and church. Tiled floor and door to;

ENTRANCE HALL- White painted panelled doors to principal rooms, oak stair case leading to first floor.

KITCHEN DAY ROOM- Measuring an enviable 35ft this wonderful triple aspect room provides a high quality kitchen, dining area and further lounge area. The kitchen is finished in a modern blue complimented by both wooden worksurfaces and white stone. The kitchen is centrally positioned between the dining and lounge areas and enjoys views over the pretty garden. The Lounge area enjoys views to the garden and of the neighbouring church and a door leads into the garden. The dual aspect Dining area is immersed in natural sun light with a partially vaulted ceiling with roof window and double doors which lead into the garden. Double doors open to;

SITTING ROOM- Full of charm and character in what is believed to be the oldest part of the property with a stunning inglenook fireplace complete with wood burning stove and bressummer beam. Measuring a generous 19ft the dual aspect room features views over the garden to the front with a door leading out and further mullion windows to the side. Steps lead up to a white painted panelled door which opens to a half landing and continues to the first floor or down to the entrance hall.

SNUG- A wonderful additional reception room also with an impressive inglenook fireplace with former proving oven, wood burning stove and bressummer beam. The reception room features exposed beams to the walls and ceiling and enjoys views over the front garden. Exposed floorboards and fitted cupboard.

GUEST SUITE- Providing a Ground Floor Bedroom with kitchenette or serving as a Utility Room for the property if preferred. The Bedroom area features exposed beams and enjoys views over the front garden and the Kitchenette is finished in a modern blue and complemented by wooden worksurfaces. Space for kitchen appliances.



The property...

GROUND FLOOR CLOAKROOM- Modern suite comprising of a wc and wash hand basin. Tiled splashback.

FIRST FLOOR LANDING- A beautiful staircase with sweeping handrail and delicate balustrade. White painted panelled doors to principal rooms, window to the side.

BEDROOM 1- Measuring an impressive 19ft the principal bedroom boasts exceptional views of the South Downs and benefits from ensuite facilities which includes a gorgeous freestanding rolltop bath with claw feet, and a door opens to a cloakroom. The dual aspect bedroom features exposed beams and mullion windows to the side.

BEDROOM 2- The 18ft double bedroom enjoys elevated views over the garden and to the South Downs to the side. The dual aspect bedroom features a fitted wardrobe and a useful wash hand basin.

BEDROOM 3- A wonderful double bedroom with exposed beams to the walls, and dual aspect views of the neighbouring church and of the South Downs to the front.

BEDROOM 4- A comfortable double bedroom with far reaching views of the South Downs and exposed beams to the walls.

BATHROOM- An exceptional bathroom with contemporary freestanding bath, generously sized shower enclosure with rainfall shower head and metro tiled surrounds. Wash hand basin of a bowl design and wc. The dual aspect views and linen cupboard.

SHOWER ROOM- Another gorgeous bathroom suite comprising of a modern shower enclosure with glass screen and rainfall shower head, wc and wash hand basin set into a vanity unit. Window to the side with views of the church.





Outside...

FRONT GARDEN- Juggs Way is set back from the road allowing for an extensive front garden which is well maintained and is mostly laid to lawn with established trees. There is a paved terrace to the front of the property and the garden is enclosed by a flint wall and hedged boundary.

REAR GARDEN- A generously sized and relatively level garden. The garden feels particularly private and is mostly laid to lawn with a brick laid terrace adjacent to the Kitchen Day Room. The garden features established trees, and flower beds. The garden wraps around the property to all sides allowing you to follow the sun but also to find shade. There are exceptional views of the local countryside and the neighbouring church. Within the garden we also find the Garden Studio.

GARDEN STUDIO- Measuring 20ft x 7'5 the detached flint built studio is decorated and insulated with power points and lights, making a wonderful Studio or Home Office.

GARAGE & DRIVEWAY- A sweeping gravel driveway leads to the property and detached garage with double doors.





Location...

The Street is a beautiful and characterful non through lane which forms part of the village conservation area and leads directly onto the South Downs.

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. The village is within easy 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 and London.

Title – Freehold

Grade II Listed

Council Tax Band – G

EPC – D



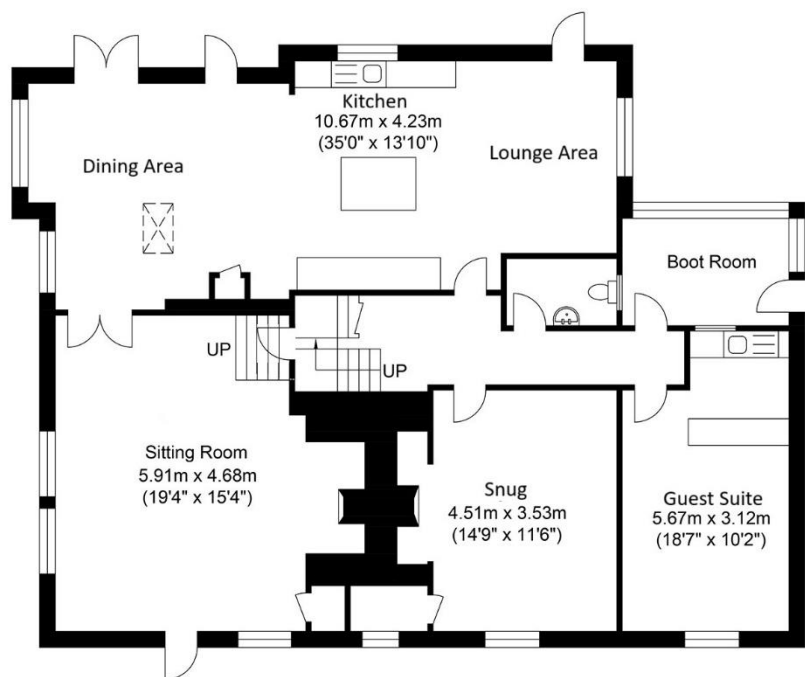


Enquiries...

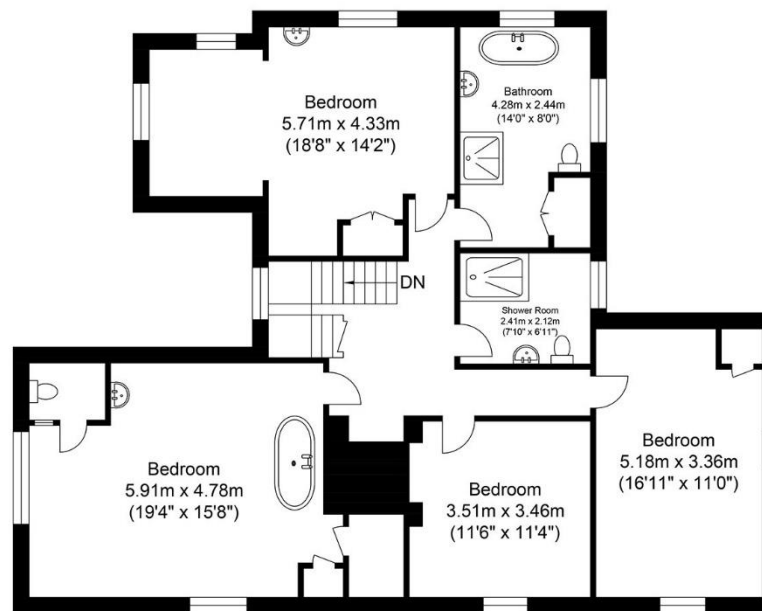
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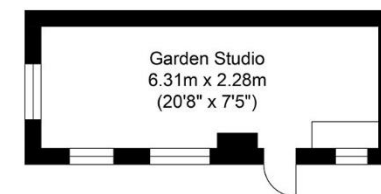
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Ground Floor
Approximate Floor Area
1463.99 sq ft
(136.01 sq m)



First Floor
Approximate Floor Area
1141.83 sq ft
(106.08 sq m)



Outbuilding
Approximate Floor Area
154.89 sq ft
(14.39 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 242.09 sq m / 2605.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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