



Monckton Way, Kingston, BN7 3LD
Asking Price £785,000

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Located in the popular village of Kingston is this spacious four bedroom detached house with two additional attic rooms and three reception rooms and a private mature garden.

The Property

Monckton Way occupies a central location in the village of Kingston with its wonderful public footpaths on the South Downs, village school, pub, village hall, farm stall and other village amenities. The house has been skillfully extended to provide a very spacious family home with three reception rooms and four bedrooms with two additional attic rooms that could be used for a variety of uses. The rear garden is private and established.

From the entrance porch the front door leads into a spacious entrance hall with tiled floor, fitted bookshelves and door to rear garden and stairs to up to the first floor. The Kitchen is fitted by Poggenpohl with a coloured sink unit, ample wall and base mounted units providing storage, electric hob and oven, part tiled walls. The Lounge has a bright double aspect room with a door to the garden, attractive parquet flooring, fireplace with an electric fire and marble hearth. The second reception room has sliding patio doors to the garden. The Study is fitted with wall shelves and a feature angled window overlooking the garden. Integral garage with up and over door, light and power.

On the first floor bedroom one has fitted wardrobes and patio doors leading to a balcony with wrought iron railings and offers views to the Downs, a spiral staircase leads to the attic. Another bedroom has a window to the rear and shelving. The next bedroom also has a window to the rear and fitted wardrobe and further shelving. In the front bedroom a concealed staircase is hidden within a cupboard leading to another attic room. The family bathroom has fully tiled walls and is fitted with a modern suite with a shower over the bath, pedestal wash hand basin, concealed WC, heated towel rail. The Attic rooms both have two Velux windows both with superb views to the Downs and has a galleried feature. Upstairs cloakroom with a low-level WC and wash hand basin. Outside to the front of the property is parking for at least two vehicles, an area of lawn and mature shrubs. To the rear is a lawned garden which is private and fully enclosed with a mature tree, various seating areas and a deep paved patio ideal for table and chairs.

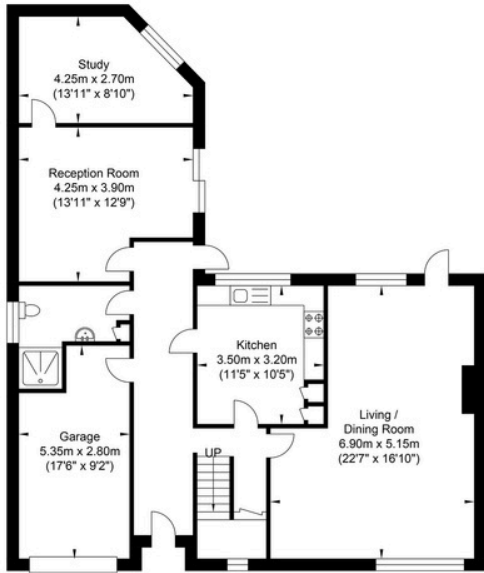
The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With access to The South Downs there are charming down land walks to the neighbouring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Church Lane provides direct foot access via a private lane onto The South Downs Way with extensive bridleways and footpaths.

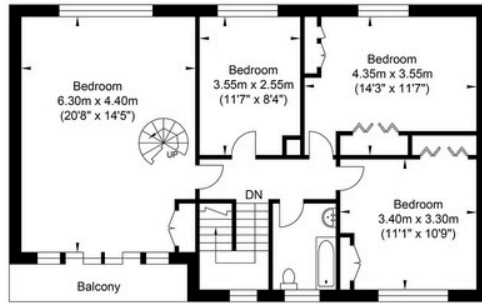
Dining out in Lewes is a pleasure, from the gastronomic delights on offer at The Lime Tree Kitchen and the Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's the local brew and take in some music in one of the many friendly pubs in the area. The new Depot cinema, close to the station is a major asset to the town.



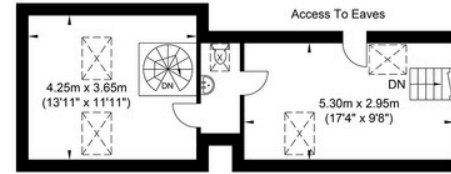
Monckton Way, Kingston



Ground Floor
Approximate Floor Area
1148.50 sq ft
(106.70 sq m)



First Floor
Approximate Floor Area
808.26 sq ft
(75.09 sq m)



Second Floor
Approximate Floor Area
364.78 sq ft
(33.89 sq m)

Approximate Gross Internal Area (Not Including Second Floor) = 181.79 sq m / 1956.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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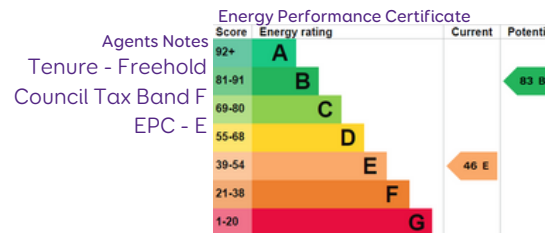
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