



**Flint Cottage, Barn Close, Kingston, Lewes, East Sussex, BN7 3PH**

Asking Price: £485,000



# Flint Cottage, Barn Close, Kingston, Lewes, East Sussex, BN7 3PH

A two bedroom single storey cottage in the centre of Kingston Village in a quiet cul-de-sac. Modern kitchen and bathroom, character features, easy to maintain gardens and garage.

## The Property

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Covered entrance porch with part glazed front door leading into spacious entrance Hall, hatch access to the loft. Contemporary style kitchen fitted with a range of units with a worksurface extending to include a induction hob, oven and extractor fan, two windows to the front, stainless steel sink with mixer taps. Deep shelved storage cupboard, tiled flooring. Bedroom fitted with wardrobes with storage over, window overlooking the rear garden, tiled windowsills. Fitted with a large shower, heated towel rail, concealed WC, wash hand basin, contemporary style tiling. Bedroom with a large window overlooking the rear garden, fitted wardrobe with storage above. Lounge/dining room with a woodburning stove set in a fireplace with oak mantel piece, shelves in the chimney recess, Stone hearth. Attractive parquet flooring, a bright double aspect room with large window over the front garden and patio doors overlooking rear garden. The garden has a large paved patio which is fully enclosed with close boarded fencing, mature shrubs and an area of lawn and outside Garden store. The Garden offers a good degree of privacy. Detached garage with up and over door.

## The Location

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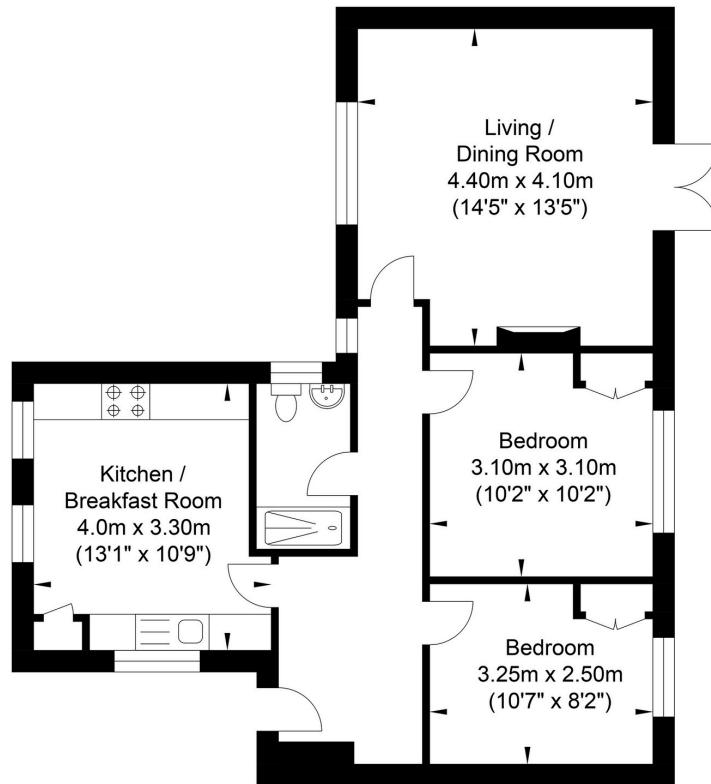
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



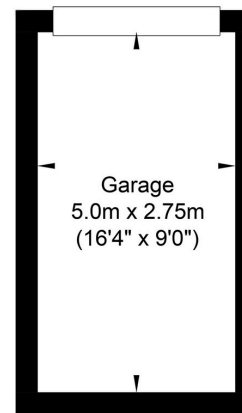




# Barn Close, Kingston



Ground Floor  
Approximate Floor Area  
648.09 sq ft  
(60.21 sq m)



Garage  
Approximate Floor Area  
148.0 sq ft  
(13.75 sq m)

Approximate Gross Internal Area (Excluding Garage) = 60.21 sq m / 648.09 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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Agents Notes

Tenure - Freehold  
EPC - D  
Council Tax Band - E



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