



14 St. Pancras Green, Kingston, Lewes, East Sussex, BN7 3LH

Asking Price £895,000

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Enviably located four-bedroom property in Kingston, just outside Lewes, featuring two bathrooms, two reception rooms, and a perfect layout with Direct Downland Views

The Property

Nestled in the picturesque village of Kingston, East Sussex, this impressive four-bedroom home offers a unique blend of space and functionality, perfectly suited for modern living. Boasting two bathrooms and two reception rooms, the property is thoughtfully designed to cater to a variety of lifestyles and needs.

The ground floor features an entrance porch with welcoming entrance hall and feature timber cladding that sets the tone for the rest of the home. The two reception rooms provide ample space for entertaining guests and family gatherings. Large windows in both rooms ensure an abundance of natural light, creating warm and inviting living spaces with direct views across the village green and over the surrounding Downs to the front. Woodburning Stove set in a feature fireplace.

The kitchen is designed with practicality in mind, offering ample storage and workspace to meet the demands of a busy household. Its layout makes food preparation both sociable and practical opening to the dining area for seamless hosting. There is a fitted water softener and a separate drinking water tap, High End appliances including an integrated Bosch Oven and Grill and AEG five ring induction hob and a full size integrated dishwasher. A Potterton gas fired boiler is concealed in a cupboard. A useful rear lobby leads to the integral garage which has an up and over door and plumbing for a washing machine and tumble dryer.

Upstairs, the property comprises four generously sized bedrooms, each offering flexibility and comfort and with built in wardrobes. These spaces are designed to adapt to your needs and all of the bedrooms have views to the Downs from the front and rear. A well-appointed re-fitted modern bathroom with stylish tiling will cater for the family's needs, as well as a ground floor cloakroom.

A private garden offers an outdoor retreat, ideal for relaxing or entertaining during the warmer months. The rear garden offers a surprising level of seclusion with well established mature colourful shrubs providing a delightful display. There is a large paved patio for table and chairs and easy steps down to a large level lawned area. Side access gates lead around the property and there is useful garden shed and space for bin storage out of sight. To the front of the property is a lawn with mature shrubs and a driveway providing parking for two cars.

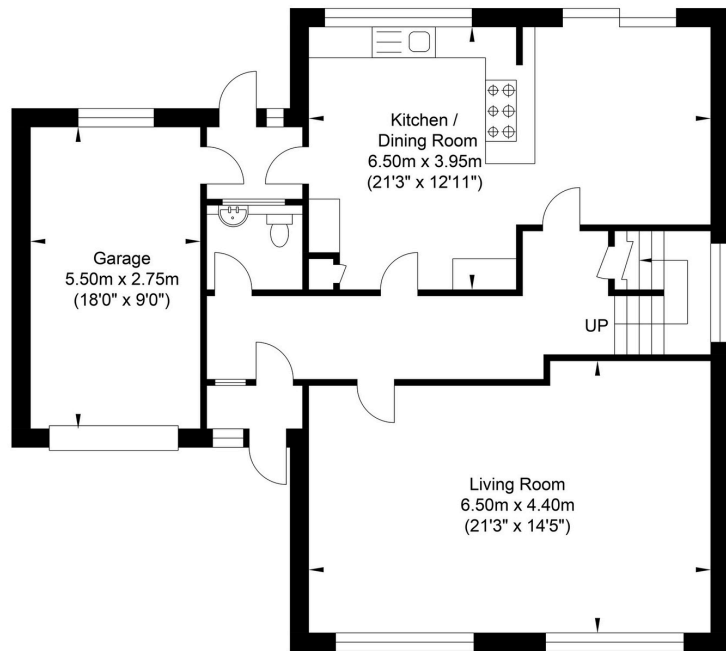
The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 12th 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 neighboring 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.

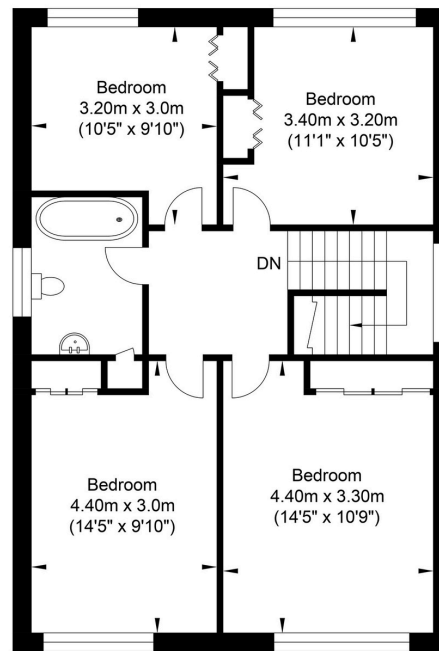
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi 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.



St Pancras Green, Kingston



Ground Floor
Approximate Floor Area
922.03 sq ft
(85.66 sq m)



First Floor
Approximate Floor Area
685.66 sq ft
(63.70 sq m)

Approximate Gross Internal Area (Including Garage) = 149.36 sq m / 1607.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		

Material information
Tenure - Freehold
EPC - D
Council Tax Band - F



Oakley

Your Sussex Property Expert

Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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