



Juggs Barn, The Street, Kingston, Lewes, East Sussex, BN7 3PB

£950,000







## The Property

Located on a sought-after country lane leading directly to the South Downs, this four-bedroom, attached Grade II Listed barn offers a unique home with character and versatility. Situated in a popular village close to the historic market town of Lewes, this property combines rustic charm with comfortable living, suitable for families or those seeking a rural lifestyle with convenient access to amenities. The property has an interesting history and would now benefit from some upgrading and re-modelling.

Inside, the Grade II Listed property features exposed timbers throughout and quarry tiled floors, exposed flint walls reflecting its barn heritage. The reception rooms feature either a wood-burning stove or open fireplaces, providing a focal point for each of the rooms. The main reception rooms opens onto the garden.

The upper floor has three bedrooms, each with countryside views. There are also two bathrooms, designed for convenience and comfort, or indeed the Main reception room could be upstairs and the main bedroom downstairs - it is all very versatile. There is also a good secret attic space approached via a wooden ladder.

Outside, a double garage offers secure parking and storage. Additional ancillary storage rooms are available for storage for outdoor hobbies/general storage rooms. The private walled rear garden provides a secluded outdoor space which is a real sun trap for dining or relaxation. The walled perimeter offers privacy and security and there is a rear access gate which is very useful. There is a gravel driveway approaching the property and a five bar gate.

The location of this Grade II Listed barn is notable. Its position on a country lane provides direct access to the South Downs, suitable for outdoor activities. The village offers a community feel and local amenities such as the Juggs Pub and a good local school. The village green is just across the lane beside the church. Proximity to Lewes provides access to shops, restaurants, cultural attractions, and transport links, including a mainline railway station with services to London. This combination of rural setting and urban convenience makes this property a strong offering. Viewing is recommended to appreciate the property's character, space, and setting.











## The Location

---

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities including well maintained tennis courts, two village greens, along with a 13th century church, pre-school and junior school. The 15th century village pub, The Juggs provides a good focal point for the village and offers good food and has a large garden. 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 just a couple of miles away, offering a wide range of local shops and independent boutiques. Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VII. South Downs College is located in Lewes, offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.



# The Street, Kingston



Lower Ground Floor  
Approximate Floor Area  
481.90 sq ft  
(44.77 sq m)

Ground Floor  
Approximate Floor Area  
1175.20 sq ft  
(109.18 sq m)

First Floor  
Approximate Floor Area  
823.22 sq ft  
(76.48 sq m)



Approximate Gross Internal Area = 230.43 sq m / 2480.32 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

Your Sussex Property Expert

Lewes Property Hub  
01273 487 444  
14a High Street, Lewes BN7 2LN  
[www.oakleyproperty.com](http://www.oakleyproperty.com)  
[lewes@oakleyproperty.com](mailto:lewes@oakleyproperty.com)

We also have offices in:  
Shoreham by Sea  
Brighton & Hove  
The London Office



A new way of marketing property

Get in touch to book a viewing or valuation of  
your own property

Material information  
Tenure - Freehold  
Council Tax Band - G



Please note:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.