



Seasons, Wellgreen Lane, Kingston, Lewes, East Sussex, BN7 3NS

ROWLAND  
GORRINGE

# Seasons, Wellgreen Lane, Kingston, Lewes, East Sussex, BN7 3NS

Guide Price £1,375,000

An imposing detached family house, affording capacious well planned family accommodation with as many as five bedrooms.

Built circa 1920 (as the then vicarage) of mellow brick built elevations, upper parts tile hung, all under a deep 'pitched' clay tile roof. The garden plot extends to circa .45 of an acre, well set back and elevated from Wellgreen Lane. The rear garden backs onto open farmland that forms part of the South Downs National park, the immediate views from property and garden are inspiring, whilst emanating an aura of tranquillity.

The considerable charm and style found within 'Seasons' is provided by way of Art Deco fireplaces, stripped, refurbished and restored inner doors, along with feature wood panelling. All combined with the present owners addition of a substantial 'vaulted Conservatory which not only enhances the former village rectory, yet also encapsulates the aforementioned views, whilst providing a fabulous entertaining space with immediate access to the sun terrace and garden.

In detail: - Solid Oak Front door leading to Entrance porch with quarry tiled floor; Reception Hall with deep and spacious under stairs storage cupboard, coats cupboard, dual aspect (E & S) Dining Room with attractive Art Deco wooden mantel and surround along with tiled inset, hearth and fitted gas fire; Cloakroom with Heritage hand wash basin inset within wooden framed vanity unit, door to low level WC; Sitting Room with aspect over front garden; Drawing Room with dual aspect (S & W) feature fireplace with Art Deco wooden surround and display mantle shelf over, tiled inset and fitted gas fire; Kitchen/Breakfast Room with tiled floor, comprehensive range of fitted solid pine base and wall mounted cupboards with granite work surface surmounted over base units, Rangemaster Classic De Luxe double oven and grill, induction 5 spot hob with extractor hood over, space for refrigerator/freezer, integrated dishwasher, dining area with broad picture window providing delightful aspect over the rear garden and downs beyond.

Door leading to Utility Room with fitted granite work surface, recess below with feed for washing machine and space for tumble dryer, wall mounted Vaillant gas fired boiler, door to garden; Bespoke wooden framed double glazed Conservatory with vaulted ceiling, wall mounted radiators, electric light and power, door to terrace and garden.

A broad easy rising staircase leads to the first floor Landing with airing cupboard housing lagged copper hot water tank, access to part boarded and fully insulated loft space via fitted loft ladder, affording considerable scope for further accommodation, electric light and power; Dual aspect principal Bedroom suite with bespoke fitted walk in wardrobe, en suite bathroom, panel bath with fitted shower attachment, large walk-in shower, fully tiled with clear glass door, low level WC, hand wash basin inset within wooden vanity unit; Dual aspect Bedroom 2 with fitted cupboard and shelving; Bedroom 3 with range of fitted wardrobes; Bedroom 4 with large eaves storage cupboard; Bedroom 5/Home office with fitted shelves and cupboards; Family Bathroom with large walk-in fully tiled shower with clear glass panel, low level WC, hand wash basin inset within wooden vanity unit.

All mains services are appointed. Gas fired central heating serving panel radiators appointed throughout the accommodation. Double glazed external windows fitted throughout. Original Art Deco design features. Lewes District Council Tax Band G.

Location: Kingston village situated in the foothills of the South Downs, yet only 2 miles (approximately) from the county town of Lewes. Within the village there is a well attended primary school, popular village pub, village hall, tennis courts, St Pancras Church as well as a Garden Centre with Cafe, all within walking distance. Lewes offers comprehensive schooling for all age groups, tertiary college, three supermarkets, excellent recreational facilities, the thriving Depot cinema with restaurant and bar, mainline railway station with regular service to London Victoria, Brighton (all stations) and Eastbourne.









**Entrance Porch**

**Entrance Hall**

**Kitchen/Breakfast Room**

20'10" x 16'6" (6.35m x 5.03m)

**Utility Room**

10'4" x 4'11" (3.15m x 1.50m)

**Dining Room**

16'3" x 13'1" (4.95m x 3.99m)

**Sitting Room**

18'3" x 14'4" (5.56m x 4.37m)

**Study**

14'2" x 11'3" (4.32m x 3.43m)

**Cloakroom**

**Conservatory**

24'5" x 11'10" (7.44m x 3.61m)

**Landing**

**Bedroom One**

14'2" x 11'2" (4.32m x 3.40m)

**Walk In Wardrobe**

**En-Suite**

**Bedroom Two**

16'3" x 13'1" (4.95m x 3.99m)

**Bedroom Three**

14'3" x 11'2" (4.34m x 3.40m)

**Bedroom Four**

13'6" x 10" (4.11m x 3.05m)

**Bedroom/Office**

16'2" x 10'10" (4.93m x 3.30m)

**Shower Room**

**Rear Garden**

**Summer House**

19'7" x 11'5" (5.97m x 3.48m)

**Garage**

15'8" x 9'8" (4.78m x 2.95m)

**Garage**

30'3" x 9'7" (9.22m x 2.92m)

**EPC: D**

**Council Tax Band: G**





## Wellgreen Lane, Kingston, BN7 3WS

Approximate Gross Internal Area = 294.4 sq m / 3169 sq ft  
 Garages = 15.2 sq m / 164 sq ft  
 Summer House = 20.5 sq m / 221 sq ft  
 Total = 330.1 sq m / 3554 sq ft



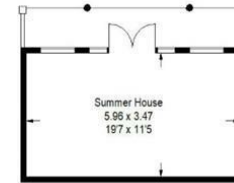
Reduced headroom  
 below 1.5 m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

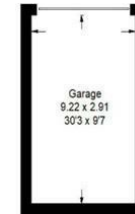


Illustration for identification purposes only, measurements are approximate, not to scale.  
 imageplansurveys @ 2024

**Rowland Gorrington Estate Agents**  
 Station Approach, Seaford, East Sussex, BN25 2AR  
**01323 490680**

hello@rowlandgorringe.co.uk  
 rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

