



Walnut Grove, Kingston Road, Lewes, East Sussex, BN7 3ND

ROWLAND
GORRINGE

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Guide Price £1,350,000

A capacious detached five bedroom family home to aspire to. This property affords fabulous elevated residential accommodation with far reaching views over the adjacent countryside that forms part of the South Downs National Park, with Lewes Brooks to the fore and beyond to Caburn and Firle Beacon and Kingston Ridge to the rear. A highly desirable residential location, which is within immediate access of Lewes with its mainline railway station and excellent schooling for all ages.

The property was built circa 1990 of traditional brick elevations, upper parts tile hung, all under a pitched clay tile roof. It has been subject to a comprehensive programme of remodelling and refurbishment including some by the present owners. For those looking to continue this manner, please note there is lapsed planning permission for a small conservatory to the western elevation and large garden room on the far rear terrace.

This superior property, found over lower ground, ground and first floor levels, offers highly adaptable accommodation including a recently created self-contained suite at lower ground floor level. Within an established garden plot, the elevated rear garden boasts two broad terraces that afford considerable privacy, backing onto open farmland; the front elevation provides for stunning views across Lewes Brooks towards Caburn and Firle Beacon.

This fine family home comprises of five double bedrooms, three with ensuite facilities, a family bathroom and galleried landing. The ground floor has a welcoming entrance hall, study and large open-plan sitting room/kitchen with a dual aspect having double glazed patio doors to a south easterly facing balcony, and to the rear a south westerly lower terrace and rear garden.

There is a feature contemporary fitted kitchen with breakfast bar, a separate second kitchen and further utility/cloakroom. Stairs descend to the newly developed lower ground floor suite with separate entrance from the front garden with full length windows/doors to the vast reception room that would be ideal as a large family room, consultancy facility or home office with space for multiple work stations, large double bedroom and en-suite shower room. This floor is ideal for visiting friends and relatives, entertaining or as a valuable and viable source of income such as ancillary Airbnb accommodation.

There is a brick paved driveway that provides secure off-road parking for four vehicles, with the potential to create further. The property is set back from the Kingston Road with a gated side access to the private lawned rear garden.

The property is both light and airy and benefits from quality finishes throughout with sumptuous bathroom suites, uPVC double glazed windows and full gas fired central heating.

Gardens and outside:-

Expansive four car brick paved driveway leading to property. Dual timber gates with paved steps leading to large established shrub and flower garden, a pebbled area and seating to south with flower borders on either side, large walnut, apple and pear trees. The established rear garden, approached via a pathway to the rear elevation, is well maintained and affords a high degree of privacy. It is laid to lawn with established vegetation and flora, including fruit trees, rose plants, hardy annuals and specimen seasonal planting.

There are two sun terraces, one adjacent to the rear elevation and patio doors, the other elevated to the western boundary, both providing an ideal space for entertaining and eating al fresco. There are views of the Downs. Outside sensor light and water tap. Storage shed.

Location - Conveniently situated on the southwestern outskirts of Lewes, set back from the Kingston Road, within easy reach of the town centre. This historic county town (Lewes) offers a wide range of amenities including a variety of individual specialist retail outlets, the acclaimed Depot cinema, bar and restaurant, major supermarkets including Tesco and Waitrose, schooling for all ages, tertiary college and leisure centre. The universities of Sussex and Brighton and the coast at Brighton are about 6 and 9 miles respectively. Newhaven port with ferry services to Dieppe, France is approximately 6 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the outskirts of Ringmer. There is a Mainline railway service from Lewes to London Victoria (just over the hour).

Local authority: Lewes District Council Council Tax Band G
Services: All mains services are appointed to the property. Gas fired central heating.

Tenure: Freehold, to be sold by private treaty with vacant possession (vendors suited).

Directions: <https://w3w.co///maps.pose.apron>









Entrance Hall

Kitchen/Dining Room

25'9" x 13'2" (7.85m x 4.01m)

Utility

10'1" x 7" (3.07m x 2.13m)

Cloakroom

Sitting Room

20'2" x 15'5" (6.15m x 4.70m)

Study

10'6" x 9'10" (3.20m x 3.00m)

Lower Ground Floor

Family Room

24'2" x 19" (7.37m x 5.79m)

Bedroom

16'6" x 14'4" (5.03m x 4.37m)

En-Suite

First Floor

Bedroom

15'3" x 15'1" (4.65m x 4.60m)

En-Suite

Bedroom Two

13'1" x 9'11" (3.99m x 3.02m)

En-Suite

Bedroom

13'2" x 9'7" (4.01m x 2.92m)

Bedroom

13" x 9'9" (3.96m x 2.97m)

Bathroom

EPC: C

Council Tax Band: G





Kingston Road, Lewes, BN7 3ND

Approximate Gross Internal Area = 274.9 sq m / 2959 sq ft

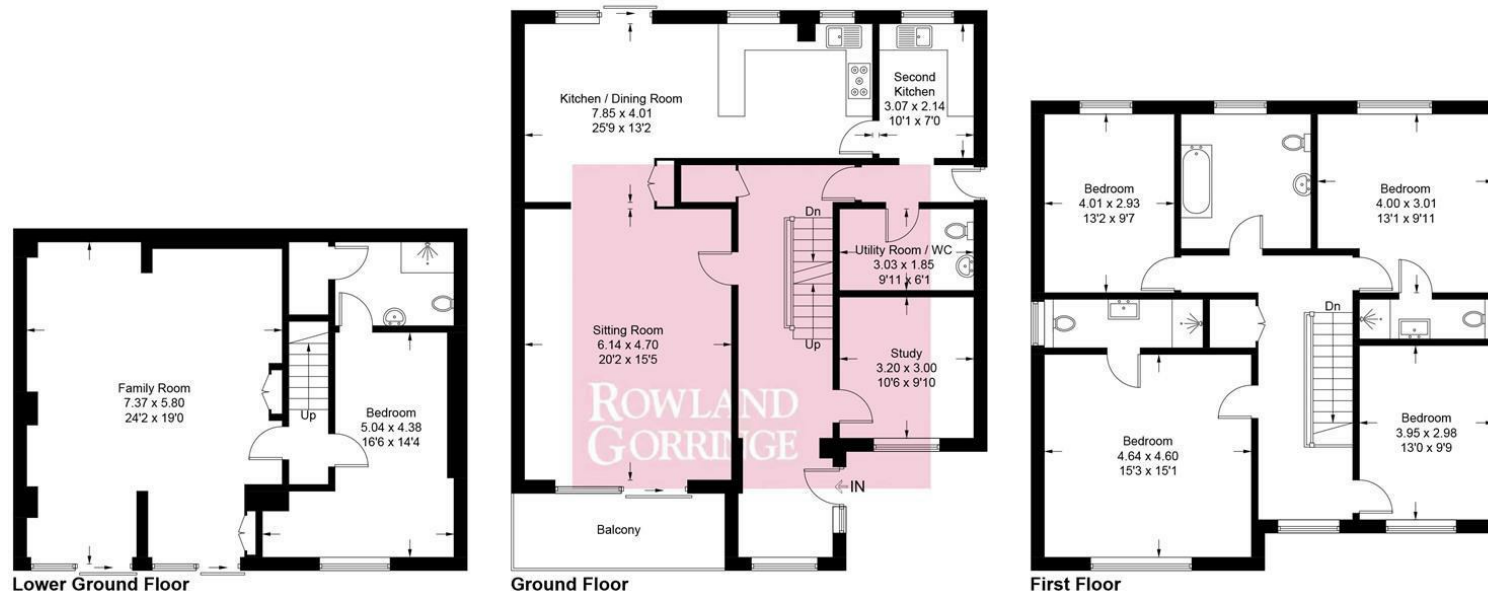


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

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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.

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