



AUDIBURN FARM

K I N G S T O N



Oakley

Your Sussex Property Expert





AUDIBURN FARM
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A COLLECTION OF BEAUTIFULLY DESIGNED BRAND NEW ECO HOMES NESTLED IN THE SEMI RURAL VILLAGE OF KINGSTON, SITUATED ON THE OUTSKIRTS OF LEWES.

FINISHED TO THE HIGHEST STANDARD, THESE HOMES PRESENT VAST ENERGY-EFFICIENT LIVING SPACES WITH BEAUTIFUL FAR-REACHING VIEWS OF THE SOUTH DOWNS, TAILORED TO THE MODERN LIFESTYLE.

THOUGHTFULLY DESIGNED THROUGHOUT, BOTH HOMES OFFER A CONSIDERED BALANCE OF COMFORT, PRACTICALITY, AND CONTEMPORARY DESIGN IN A PEACEFUL VILLAGE SETTING NEAR LEWES.

KINGSTON

KINGSTON IS A PICTURESQUE VILLAGE LOCATED APPROXIMATELY TWO MILES FROM LEWES. THE VILLAGE HAS A GOOD RANGE OF LEISURE ACTIVITIES, ALONG WITH A 15TH CENTURY CHURCH, PRE-SCHOOL AND JUNIOR SCHOOL.

THE VILLAGE PUB, THE JUGGS PROVIDES A GOOD FOCAL POINT FOR THE VILLAGE. WITH EASY ACCESS TO THE SOUTH DOWNS WAY THERE ARE MANY CHARMING COUNTRY WALKS VIA FOOTPATHS AND BRIDLEWAYS TO NEIGHBOURING VILLAGES AND TO LEWES.

THERE IS A CYCLE PATH INTO LEWES AND REGULAR NEARBY BUS SERVICES TO LEWES AND BRIGHTON.

THE HISTORIC TOWN OF LEWES IS A UNIQUE SHOPPING AND LEISURE DESTINATION, OFFERING A WIDE RANGE OF LOCAL SHOPS, INDEPENDENT BOUTIQUES, CAFES, RESTAURANTS AND GASTRO PUBS.



HIGH QUALITY
CONTEMPORARY KITCHENS
AND UTILITY ROOMS, WITH
LIECHT HANDLESS UNITS.



SPECIFICATION

KITCHENS AND UTILITY ROOMS

HIGH QUALITY CONTEMPORARY KITCHENS AND UTILITY ROOMS, WITH LIECHT HANDLESS UNITS. INTEGRATED SIEMENS APPLIANCES THROUGHOUT INCLUDING INDUCTION AIR VENTING HOB, DISHWASHER, OVEN, MICROWAVE/COMPACT SECOND OVEN, FRIDGE, FREEZER. QUOOKER TAP AND BLANCO SINK. STONE WORKTOP FEATURING BREAKFAST BAR.

BATHROOMS & EN SUITES

LUXURY FITTED SUITES DESIGNED IN A CONTEMPORARY STYLE WITH WHITE SANITARY WARE AND ROPER RHODES UNITS. CHROME TAPS, THERMOSTATIC MAINS-PRESSURE MIXER SHOWERS WITH RAIN SHOWER HEADS, HEATED TOWEL RAILS AND CLOSE-COUPLED OR CONCEALED CISTERN TOILETS WITH CHROME FINISH FLUSH PLATES. COMPLETE WITH CERAMIC WALL TILES.

HEATING AND EFFICIENCY

AIR SOURCE HEAT PUMP WITH WET UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR. SOLAR PANELS ON THE ROOF WITH INTEGRATED EDDI RETENTION SYSTEM.

OUTSIDE SPACE

REAR GARDEN FITTED WITH SANDSTONE PATIO AND VAST LAWNED GARDEN. LONG PANORAMIC VIEWS OF SOUTH DOWNS FROM FRONT AND REAR ELEVATIONS. CAR PORTS WITH EV CAR CHARGERS PROVIDED AND INTEGRATED BIN AND BIKE STORAGE SPACE.

FLOOR FINISHES

HALLWAYS, UTILITY ROOMS AND CLOAKROOM ALL COMPLETE WITH PORCELAIN TILES. KITCHEN, DINING AREA, AND LIVING ROOM FITTED WITH ENGINEERED OAK PARQUET. BEDROOMS COMPLETE WITH ENGINEERED OAK PLANKS.

BEDROOMS

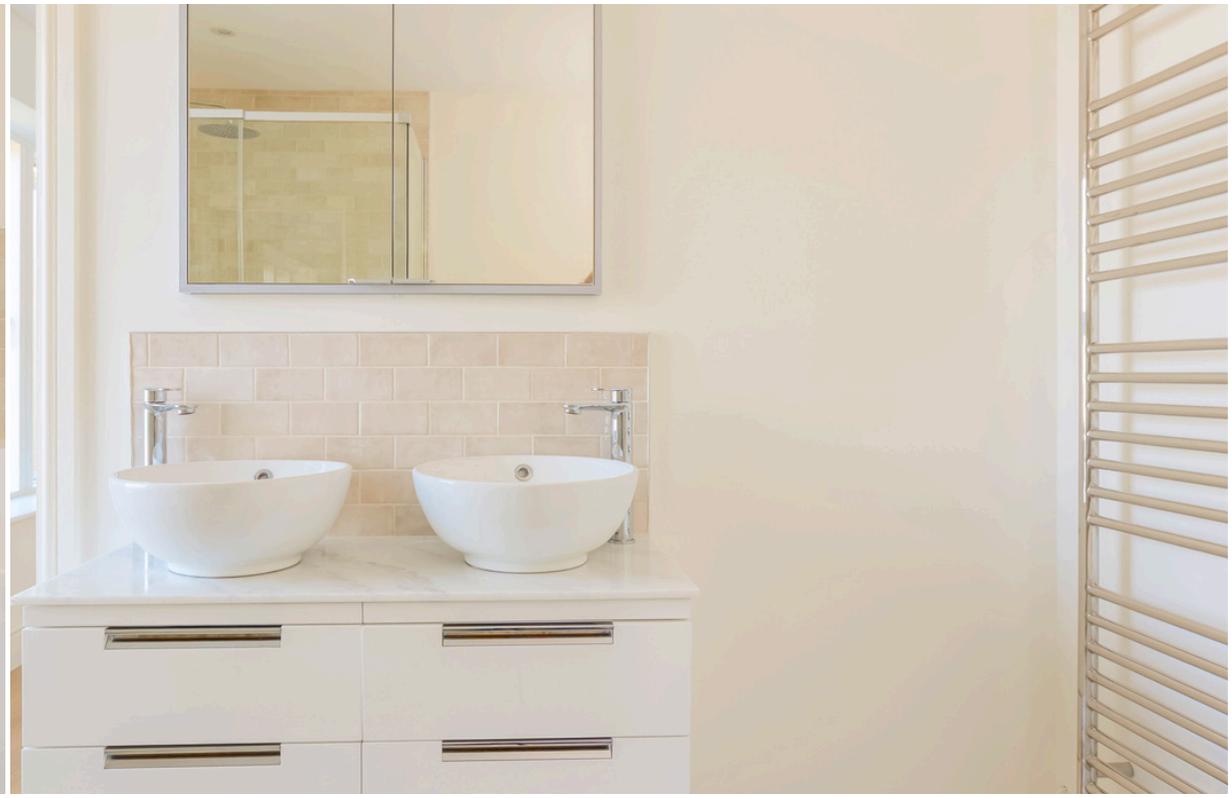
PRINCIPLE BEDROOM WITH EN-SUITE BATHROOM AND WALK IN WARDROBE, FINISHED WITH ENGINEERED OAK FLOORING. LOFT STRUCTURALLY PREPARED AND FLOOR LAID STPP.

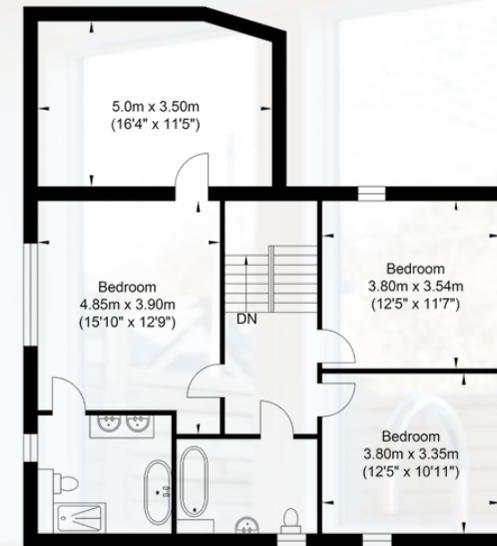
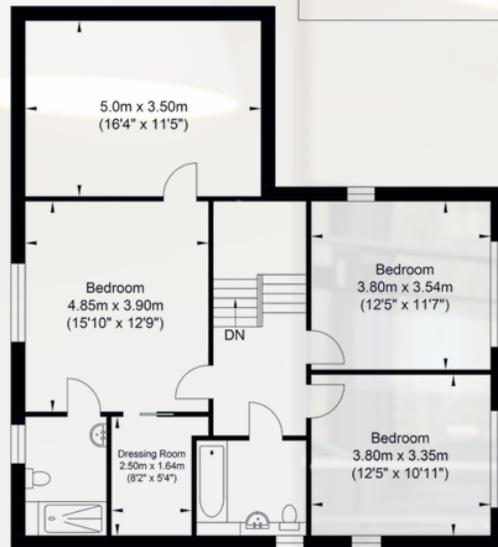
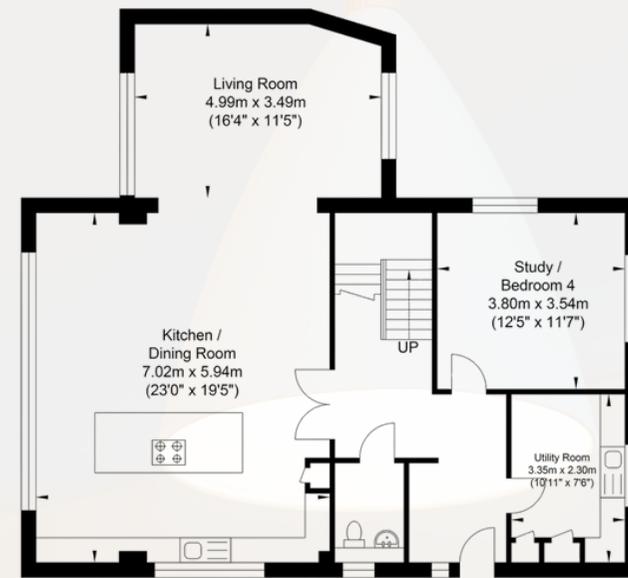
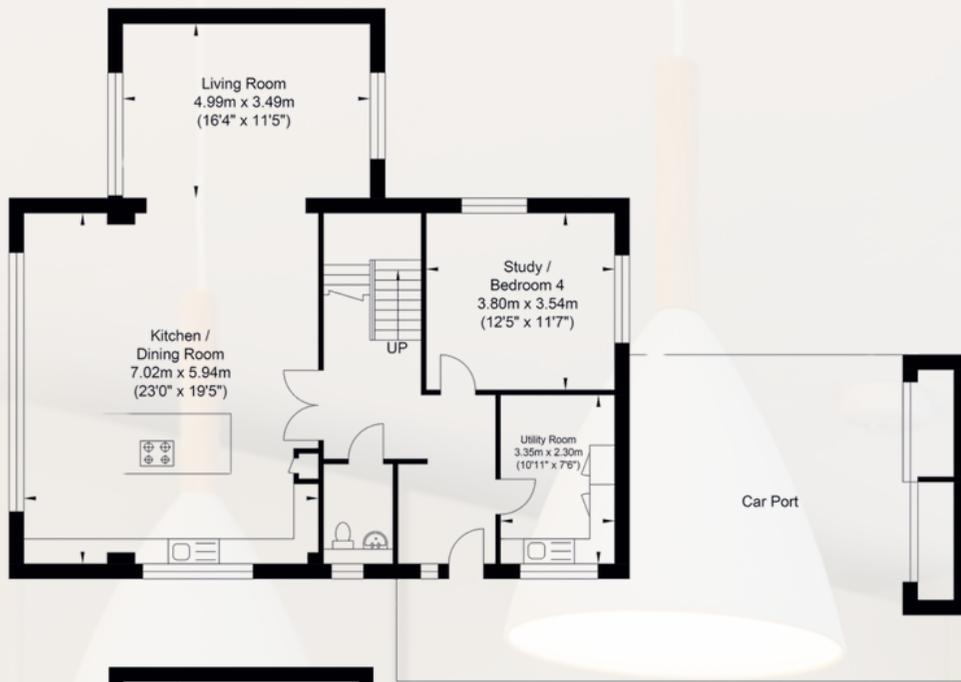






CAR PORTS COMPLETE WITH
EV CAR CHARGER AND
INTEGRATED BIKE AND BIN
STORAGE





PLOT 2

APPROXIMATE GROSS INTERNAL AREA

2051.38 SQ. FT.

(190.58) SQ. M

PLOT 3

APPROXIMATE GROSS INTERNAL AREA

2044.42 SQ. FT.

(189.94) SQ. M



LOCAL AMENITIES

DINING OUT IN LEWES IS A PLEASURE, FROM THE GASTRONOMIC DELIGHTS ON OFFER AT THE LIME TREE KITCHEN AND THE JOLLY SPORTSMAN IN NEARBY EAST CHILTINGTON, TO THE WIDE RANGE OF GASTRO PUBS, MANY OF WHICH SUPPORT THE RESIDENT HARVEY'S BREWERY. VISIT THE FARMERS' MARKET ON THE FIRST SATURDAY OF EVERY MONTH TO PICK UP SOME DELICIOUS LOCAL FARE. POP INTO BILL'S FOR A CUPPA OR SOMETHING MORE SUBSTANTIAL FROM THE MOUTH-WATERING MENU. HAVE A PINT OF HARVEY'S THE LOCAL BREW AND TAKE IN SOME MUSIC IN ONE OF THE MANY FRIENDLY PUBS IN THE AREA. THE NEW DEPOT CINEMA, CLOSE TO THE STATION IS A MAJOR ASSET TO THE TOWN.

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.

TRAIN TIMES

Lewes to Brighton	16 Minutes
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Lewes to Gatwick	31 minutes
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Lewes to London Victoria	65 minutes
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Lewes to Haywards Heath	16 minutes
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Travel times are approximate. Source: Google Maps





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