



Kingston Road, Lewes, East Sussex, BN7
Asking price: £795,000

Kingston Road, Lewes, East Sussex, BN7

Elevated 3 bedroom house on Kingston Road, Lewes, offering breathtaking views towards the South Downs. Featuring two reception rooms, a bespoke kitchen, garage and ample parking, this property combines comfort with a fabulous location, perfect for families.

The Property

Positioned on Kingston Road in Lewes, this charming three bedroom house presents a unique opportunity to acquire a family home with stunning views across picturesque farmland towards the South Downs. The property seamlessly blends traditional character with modern conveniences.

Approaching the residence, a series of steps and a welcoming pathway lead to a raised front terrace. The hallway has elegant wood flooring setting a warm tone for the home. The front living space is a bright, dual-aspect room, perfectly positioned to maximise the glorious Downs views, and features a marble fireplace. Opposite is the main through lounge/diner, also boasting attractive wood floors. This expansive area is perfect for both entertaining and everyday family life, with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient downstairs WC adds to the practicality of the ground floor.

The kitchen and dining space is thoughtfully designed with bespoke wood worktops, ample room for a range cooker, and a classic butler sink. A walk in pantry provides excellent storage, while a skylight bathes the area in natural light, creating a bright and airy atmosphere. Adjacent to the kitchen, a dedicated utility space offers plumbing and power for a fridge/freezer, washing machine, tumble dryer, and houses the boiler.

Upstairs, the principal bedroom is a spacious and dual-aspect offering more of those incredible field views and featuring a unique raised bed platform. Bedrooms two and three are well proportioned and benefit from fitted storage, providing practical solutions. The fully tiled family bathroom is elegantly appointed with a bath and overhead shower.

Externally, the property continues to impress. The rear garden is tiered, offering various zones for enjoyment, including a patio area perfect for al fresco dining, all while enjoying tranquil countryside views. Summerhouse. To the front, the property boasts generous off-road parking for up to three vehicles, a significant advantage in this popular area. Furthermore, a double garage approximately 5m 15 x 2m 79 with both light and power provides secure parking or versatile storage and additional workshop space adjoining. This Kingston Road residence offers a rare combination of space, views, and convenience, making it an exceptional family home in Lewes.

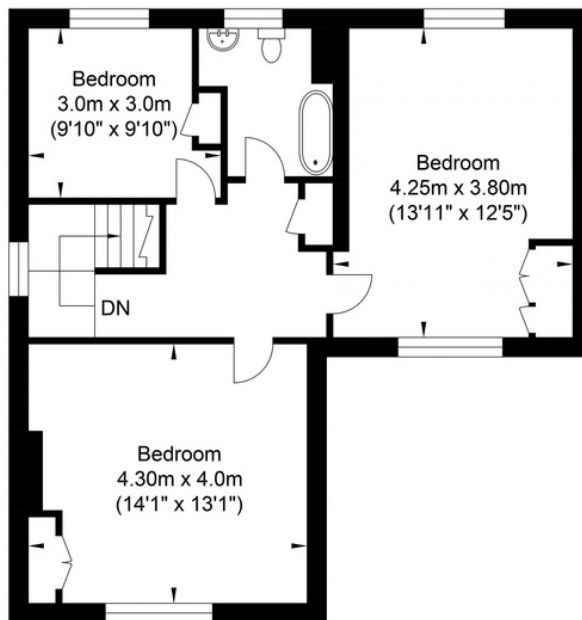
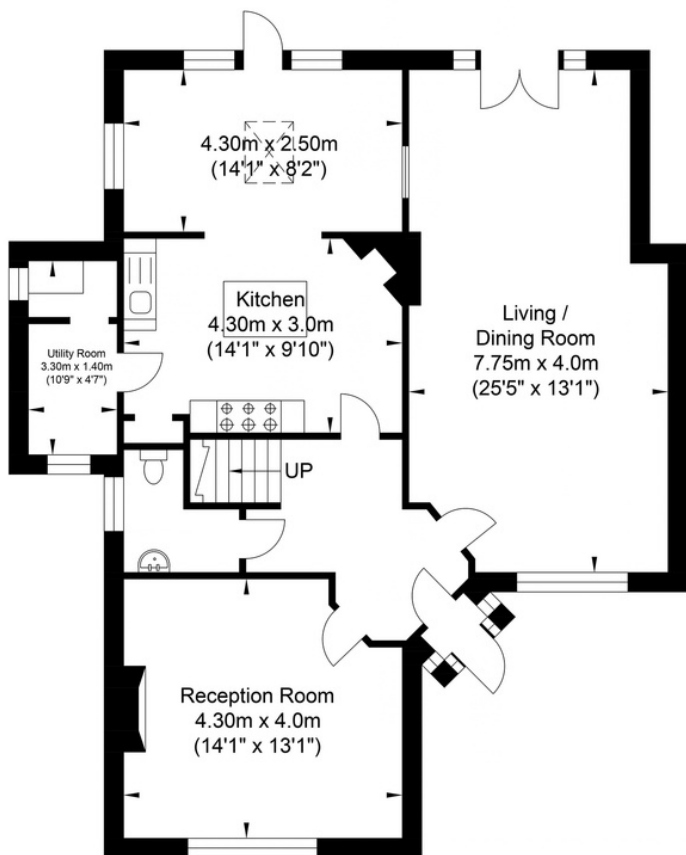
The Location

Lewes, the historic county town of East Sussex, sits within the South Downs National Park and benefits from excellent transport links, including a direct rail service to London in just over an hour, and Brighton in under 20 minutes. The town offers a wide selection of amenities, including two major supermarkets — Waitrose and Tesco — alongside a variety of independent shops housed in attractive medieval and Georgian buildings. Cultural and leisure facilities are a strong feature of the town, with highlights including The Depot, a modern three-screen community cinema, and the renowned Glyndebourne Opera House, located approximately four miles away.

Lewes also hosts a twice-monthly farmers market and boasts a lively mix of cafés, restaurants, and historic pubs. Local sports facilities include a leisure centre with a pool, athletics track, and courts, as well as well-supported football, rugby, cricket, and hockey clubs for both adults and children. Education provision is strong, with several well-regarded primary and secondary schools nearby, including Priory School, Sussex Downs College, and Lewes Old Grammar School, all within easy reach.



Kingston Road, Lewes



Ground Floor
Approximate Floor Area
932.04 sq ft
(86.59 sq m)

First Floor
Approximate Floor Area
620.64 sq ft
(57.66 sq m)

Approximate Gross Internal Area = 144.25 sq m / 1552.69 sq ft

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



Agents Notes

Tenure: Freehold
Council Tax Band: E
EPC: D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	73 C
39-54	E		
21-38	F		
1-20	G		



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