



St. Pancras Green, Kingston, Lewes, East Sussex, BN7 3LH
Offers in Excess of £900,000

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A four bedroom detached family home in Kingston, with an enviable position overlooking the village green. Features include two reception rooms, a modern kitchen, garage, parking, and a private garden. Offered with no onward chain.

The Property

This four bedroom detached family home is located in the popular village of Kingston, East Sussex, directly overlooking the village green.

The property features off road parking and an integral garage. Inside, a welcoming hallway leads to an inner hall with original parquet flooring, a useful coat cupboard, and a further under stairs storage cupboard. From here is a fully tiled downstairs shower room with low level WC, wash hand basin, and a shower cubicle. The lounge has two windows overlooking the village green and a brick fireplace. There is a separate dining room reception room with sliding patio doors to the garden.

The modern kitchen is well designed with wooden cupboard doors, a granite work surface and ample storage. Integrated eye level oven and grill, electric hob, and integrated appliances including a slimline dishwasher. A large window overlooks the rear garden. A practical utility room is adjacent, with plumbing for a washing machine and a sink unit with further storage. This could potentially be used as a breakfast room, with a door to the garden and an integral door to the garage.

Upstairs is a particularly spacious landing that could house a desk or be used as a study area, and there are four double bedrooms with storage. The principal bedroom includes a private en-suite cloakroom and a full wall of wardrobes alongside a window overlooking the village green. The other three bedrooms are good sizes, and a spacious fully tiled family bathroom serves the floor, featuring a separate shower cubicle, bath, low level WC, wash hand basin, two towel rails, and an airing cupboard housing a Potterton gas-fired boiler. The loft hatch on the landing has a pull down ladder and access to a very spacious part boarded loft. There is a further airing cupboard and the plumbing for the solar panels on the roof.

Externally, the property benefits from a fully enclosed, lawned rear garden which is level and principally laid to lawn, with a deep well-stocked shrub border featuring roses and other mature plants. There is a central tree providing shelter. This private outdoor space is suitable for children, al fresco dining, or relaxation. The garden offers a balance of low maintenance and usability. There is a side access gate, shed, and greenhouse. The front garden has a lawn, some shrubs, and a block paved driveway approaching the garage, which has an up-and-over electric door, light, and power.

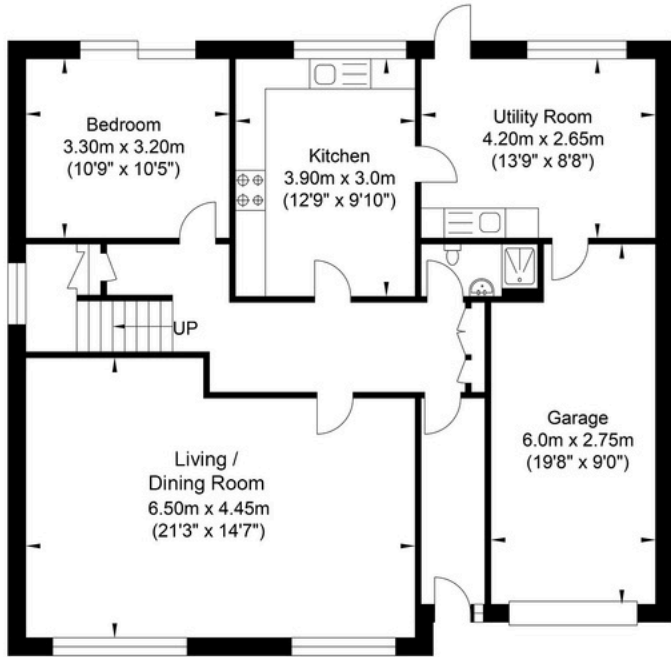
Kingston is a popular village known for its school, community spirit, local amenities, and surrounding countryside, with walking and cycling routes. The village provides convenient access to larger towns like Lewes and Brighton, offering shopping, dining, entertainment, and mainline train services to London. Reputable local schools are also nearby, making this an ideal family location.

The Location

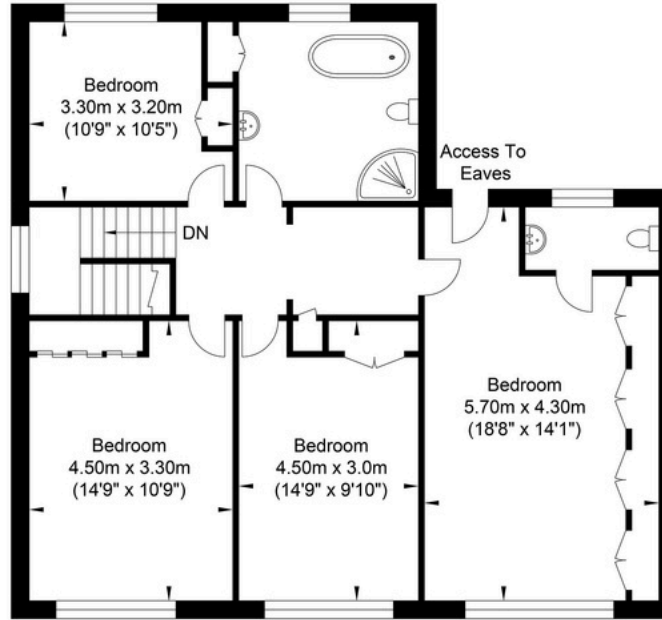
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian fronted high street shops. The Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family. Additionally, Lewes offers a wide range of popular cafes, old inns and restaurants as well as a farmers market held the first and third weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



St Pancras Green, Kingston



Ground Floor
Approximate Floor Area
1069.93 sq ft
(99.40 sq m)



First Floor
Approximate Floor Area
960.35 sq ft
(89.22 sq m)

Approximate Gross Internal Area (Including Garage) = 188.62 sq m / 2030.28 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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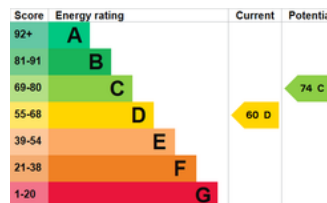
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Agents Notes

Tenure: Freehold
Council Tax Band: F
EPC: D



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