



Mushroom Field, Kingston, Lewes, East Sussex, BN7 3LE

Asking Price £699,950

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This detached three bedroom family home in Kingston offers ample parking, a garage and a wrap-around garden with Downland views. With scope for improvement, this property is available with no onward chain in a popular village location.

The Property

A spacious entrance lobby leads to the front door and then to the entrance hall. The ground floor features a reception room which is approached via double wooden doors. This room is double aspect with patio doors to the garden and a stone central fireplace providing a focal point. The kitchen, currently practical with ample wall and base mounted units and space for a washing machine, tumble dryer, and fridge/freezer and in integrated gas hob and electric oven. There is room for a small table and a door opens to the back garden. There is a downstairs cloakroom.

Upstairs, three well proportioned bedrooms with wardrobes provide comfortable accommodation. The main bedroom has a large picture window with a view to the windmill and a full wall of wardrobes and air conditioning. Each room benefits from natural light, with some offering views of the surrounding Downland. The family bathroom serves these bedrooms and has fully tiled walls, a large shower unit, low level WC and Wash hand basin set in a vanity unit. There is loft storage space and two full height windows on the landing with feature original glass.

A key feature is the generous wrap-around garden. This outdoor space offers possibilities for landscaping, creating distinct zones for entertaining or gardening. The garden's size and orientation ensure plenty of sunlight throughout the day, bordered by a mature hedge and fencing. There is a large paved patio area leading from the kitchen providing a great place for a table and chairs, large lawn, established apple trees, greenhouse, timber shed and a summer house.

The property includes ample off-road parking and a private garage with an up and over door, light and power. Wall mounted gas boiler and rear access door to additional parking. Double wooden gates lead to a further hardstanding.

This detached three bedroom home, with parking, a garage, and a substantial wrap-around garden, represents a valuable opportunity in a desirable location in a quiet cul de sac adjoining the village green. The scope for improvement allows buyers to add value and create a bespoke living space. Offered with no onward chain, the path to ownership is streamlined.

The Location

Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 12th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village.

With access to The South Downs there are charming down land walks to the neighboring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service.

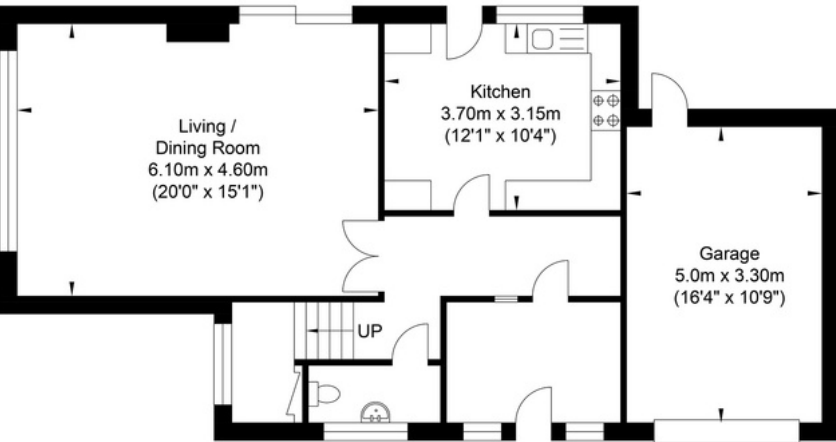
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station offers links to London in just over an hour and Brighton in under 20 minutes. The town offers an excellent range of shops including 2 prime supermarkets, Waitrose 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.

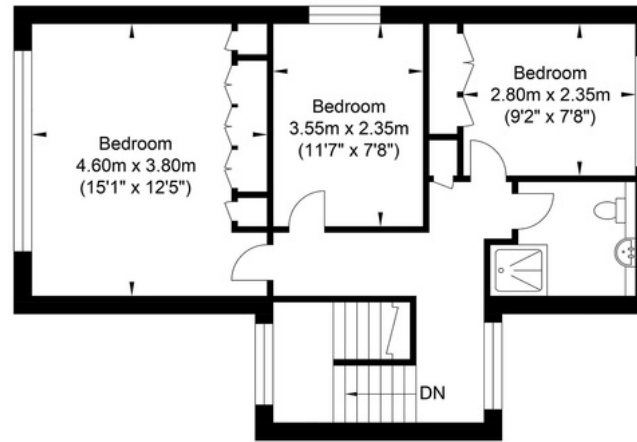
The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including pool, track & tennis as well as county and regional teams representing football, rugby, cricket and hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



Mushroom Field, Kingston



Ground Floor
Approximate Floor Area
838.61 sq ft
(77.91 sq m)



First Floor
Approximate Floor Area
586.63 sq ft
(54.50 sq m)



Approximate Gross Internal Area (Including Garage) = 132.41 sq m / 1425.24 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Lewes Property Hub
01273 487 444
14a High Street, Lewes BN7 2LN
www.oakleyproperty.com
lewes@oakleyproperty.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	75 C
39-54	E		
21-38	F		
1-20	G		

Agents Notes

Tenure: Freehold
Council Tax Band: F
EPC: D

Please note:

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