Church Lane, Lewes

Lewes Estates

Kingston is a charming village situated in the Lewes District of East Sussex. The village is mentioned in the Domesday Book and is around 2 miles south of Lewes on the slopes of the South Downs, with its own Ofsted-rated 'Good' primary school, cosy public house, village hall and riding stables.

Nearby Lewes is a thriving country town providing excellent recreational and cultural facilities. Lewes train station has a regular service to London Victoria (65 mins). Lewes has some excellent state and private schools, including Lewes Grammar School, Brighton College, Roedean and Hurstpierpoint College. The internationally renowned Glyndebourne Opera House is about 2.5 miles to the east, while the bustling city of Brighton is 8.5 miles to the south offering a range of shopping and amenities.

The South Downs National Park is on the doorstep and provides wonderful country walks.

- Detached flexible bungalow
- Popular village of Kingston near Lewes
- Close to local countryside
- Village primary school
- Great condition throughout
- Off-road parking
- Gardens
- Quiet location
- 3/4 bedrooms / study
- Available with no forward chain

Front Door

Lobby

Hallway

Sitting Room
18'6 x 12

Kitchen / Dining / Family
23'1 x 10'1

Utility Room

Shower Room

Bedroom 4 / Study

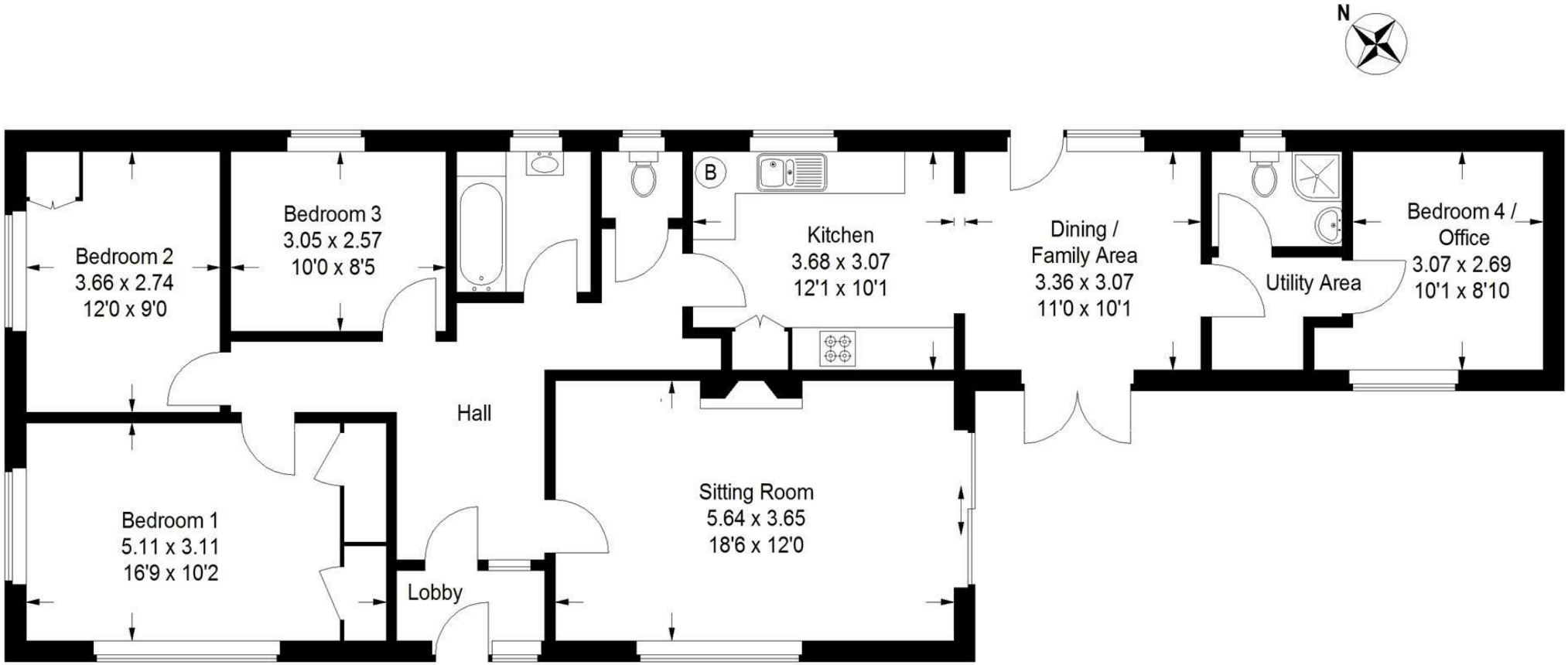
Bedroom 1
16'9 x 10'2

Bedroom 2
12 x 9

Bedroom 3
10 x 8'5

Bathroom

WC



Approximate Gross Internal Area = 116.0 sq m / 1249 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1080349)

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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

White Gates is a modern, well presented single storey property located in the highly desirable village of Kingston, near Lewes. This light and airy property is positioned in a quiet, private road close to the South Downs.

An entrance hall with porch leads to a bright, dual aspect living room with parquet flooring and large sliding doors onto the patio. The modern open-plan kitchen/dining area is fully fitted with attractive cabinetry, large pantry, gas cooker and doors to the patio. It really is the heart of the home and provides a warm and sociable space to cook and entertain. A separate utility area lies beyond. You will find bedroom 4 here (which also makes a great study) and a shower room.

The spacious, dual aspect, main bedroom with built-in cupboards has views over the garden to the side. Two further good-sized double bedrooms are adjacent.

There is a tiled family bathroom with bath and overhead shower, a second shower room and a separate cloakroom.

To the front, the property has a pretty hedge surround. The garden, mainly paved or laid with pebbles, lies to the front and side of the property .

There is on road parking for several cars to the front of the property as well as off-road parking.

Tenure: Freehold
EPC Rating: D
Council Tax Band: F

draft

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