



OAKFIELD



Kingston Road, Lewes, BN7 3NB

Price Guide £850,000



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GUIDE PRICE £850,000 - £875,000

An attractive Arts & Crafts style semi-detached home, originally built as a nurserymans cottage and tucked away within the peaceful cul-de-sac of Milldown, off the popular Kingston Road.

Full of character, the property combines tile-hung elevations, traditional multi-pane windows, exposed wooden floors and feature fireplaces with comfortable modern living. The flexible accommodation is arranged as four bedrooms with generous reception space, making it ideal for family life.

The bright bay-fronted sitting room enjoys a double aspect and feature fireplace, while the Family Room is positioned on the ground floor and offers excellent flexibility as a fourth bedroom, guest room, home office or second reception, with a door opening directly onto the covered veranda.

At the heart of the home is the spacious double-aspect kitchen/dining/breakfast room, providing plenty of room for everyday family life and entertaining. Double doors open directly onto the garden, while a cloakroom and separate WC complete the ground floor.

Upstairs are three well-proportioned bedrooms, including a particularly generous triple-aspect principal bedroom enjoying superb views towards the South Downs. Bedroom Two is a bright south-facing double with built-in storage, while Bedroom Three overlooks the garden. A bright family bathroom, separate WC and further storage complete the first floor.

Outside, the property benefits from gardens to the front, side and rear, together with a vegetable plot, shed and double parking space.

There is also an 11 panel Solar PV system, on an impressive 75p pKw feed-in-tariff.

Milldown is ideally positioned for Lewes town centre, with flat and easy access to the mainline station and an excellent network of nearby cycle paths. The Swan Inn, Southover Grange, Anne of Cleves House and well-regarded Lewes schools are all within easy reach, while the South Downs provide beautiful countryside walks.





Living Room

16'1" x 11'0" (4.90m x 3.35m)

Family Room/Bedroom 4

12'10" x 9'0" (3.91m x 2.74m)

Kitchen / Dining Area

21'2" x 9'6" (6.45m x 2.90m)

Bedroom One

14'0" x 11'5" (4.27m x 3.48m)

Bedroom Two

14'3" x 9'3" (4.34m x 2.82m)

Bedroom Three

9'4" x 9'1" (2.84m x 2.77m)

Bathroom

9'3" x 7'0" (2.82m x 2.13m)

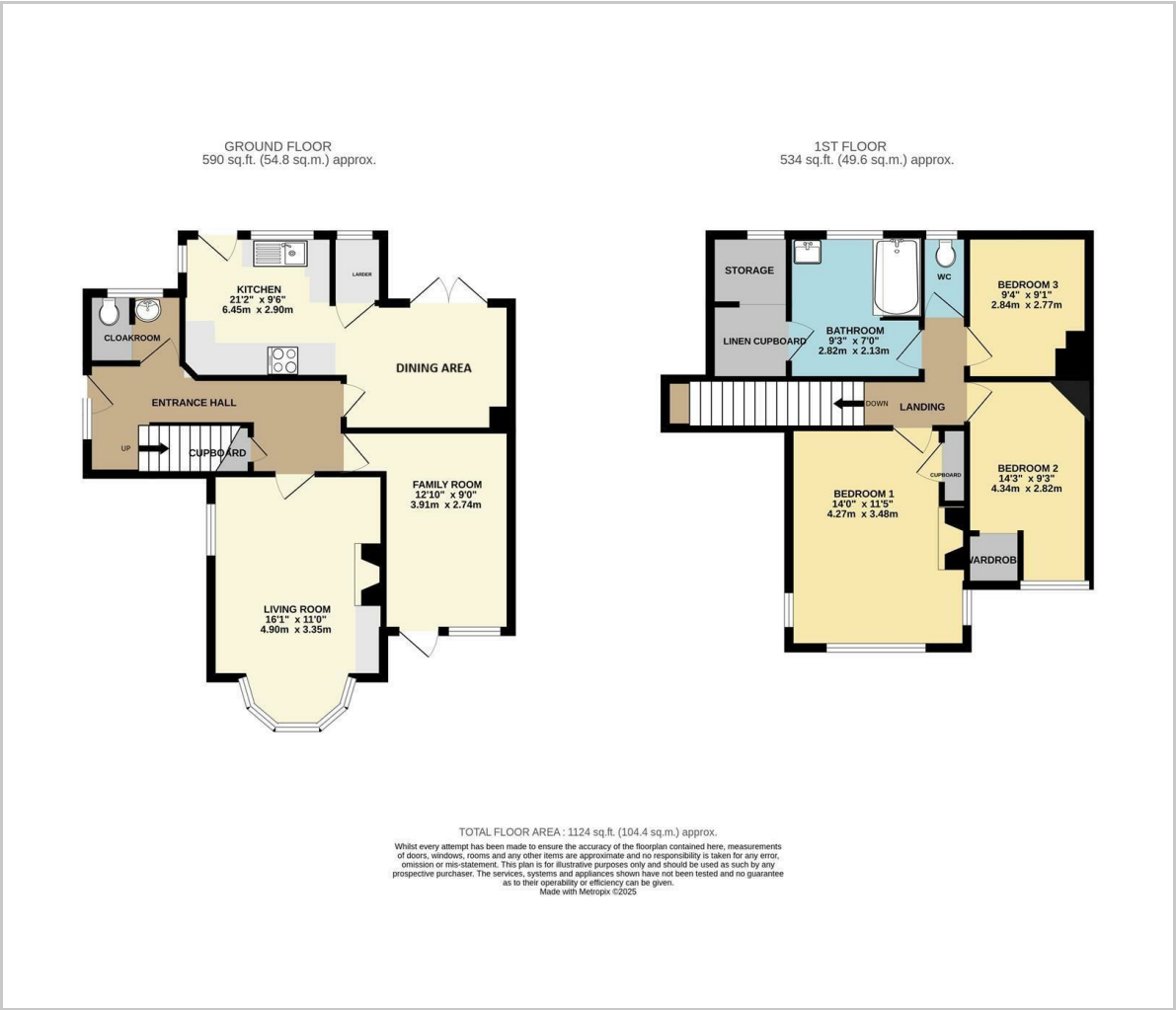
WC

Cloakroom

Council Tax Band E - £3,367.40 Per Annum



Floor Plan

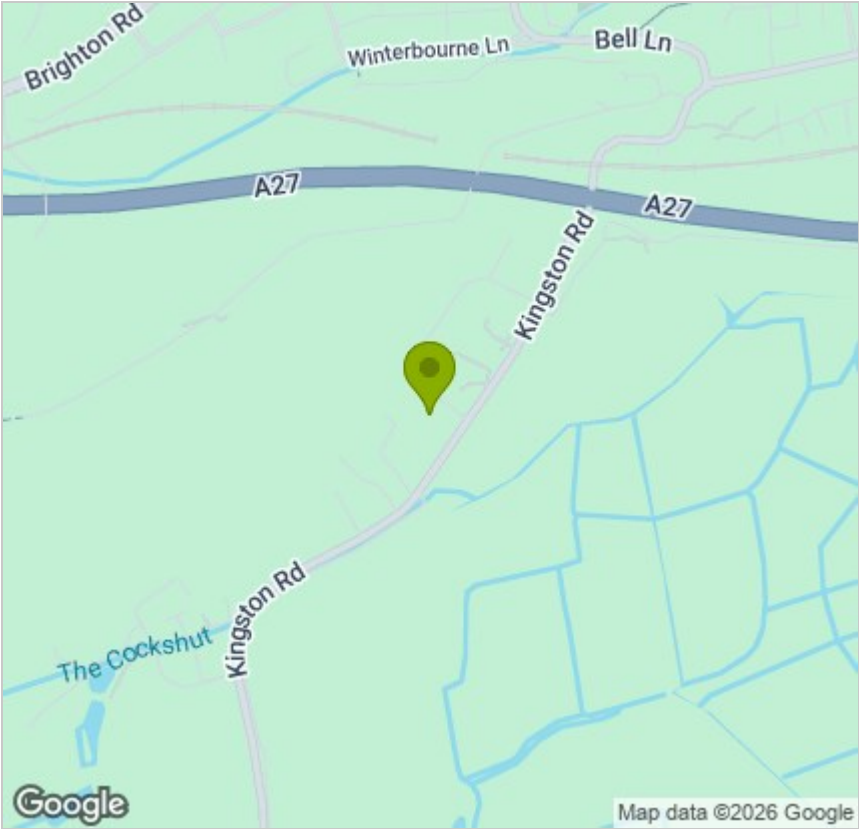


Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

