



OAKFIELD



St. Pancras Green, Kingston BN7 3LH

Asking Price £875,000





# St. Pancras Green, Kingston BN7 3LH

Nestled in the peaceful and picturesque village of Kingston, 12 St. Pancras Green is a rarely available detached three-bedroom home offering generous living space, a garage, and a separate workshop, all set against the stunning backdrop of the South Downs. Positioned directly on the tranquil village green, the property enjoys far-reaching views and a sense of calm that is increasingly hard to find.

The accommodation spans approximately 1,458 sq ft including the external workshop, and is arranged over two floors. On the ground floor, you are welcomed by a spacious entrance hall with stairs rising to the first floor. To the rear of the property, a large and light-filled sitting/dining room stretches over 22 feet, with doors opening out to the garden and green beyond — perfect for entertaining or relaxing while taking in the sunset views. A well-proportioned kitchen/breakfast room is located at the front of the house and benefits from ample space for casual dining. Also on this floor is a convenient cloakroom/WC and internal access to the attached garage, providing practical storage and further conversion potential, subject to planning.

Upstairs, the first floor comprises three good-sized bedrooms, each offering comfortable accommodation and plenty of natural light. The principal bedroom enjoys particularly impressive views over the green and towards the South Downs. A centrally located family bathroom completes the upstairs layout.

In addition to the garage, the property also includes a separate workshop — ideal for hobbies, storage, or home office use.

Built in the 1960s, these homes are known for their solid construction and adaptable layouts, offering a wonderful canvas for renovation or extension (subject to permissions). With a bit of modernisation, 12 St. Pancras Green has the potential to become a truly special family home.

The village of Kingston is a vibrant and welcoming community, with a highly regarded primary school, a popular village hall, and a pub







### Sitting/Dining Room

22'7 x 17'0 (6.88m x 5.18m)

### Kitchen/Breakfast Room

11'10 x 10'6 (3.61m x 3.20m)

### Garage

17'9 x 8'10 (5.41m x 2.69m)

### Bedroom

14'9 x 11'7 (4.50m x 3.53m)

### Bedroom

11'1 x 10'9 (3.38m x 3.28m)

### Bedroom

11'6 x 8'5 (3.51m x 2.57m)

### Workshop

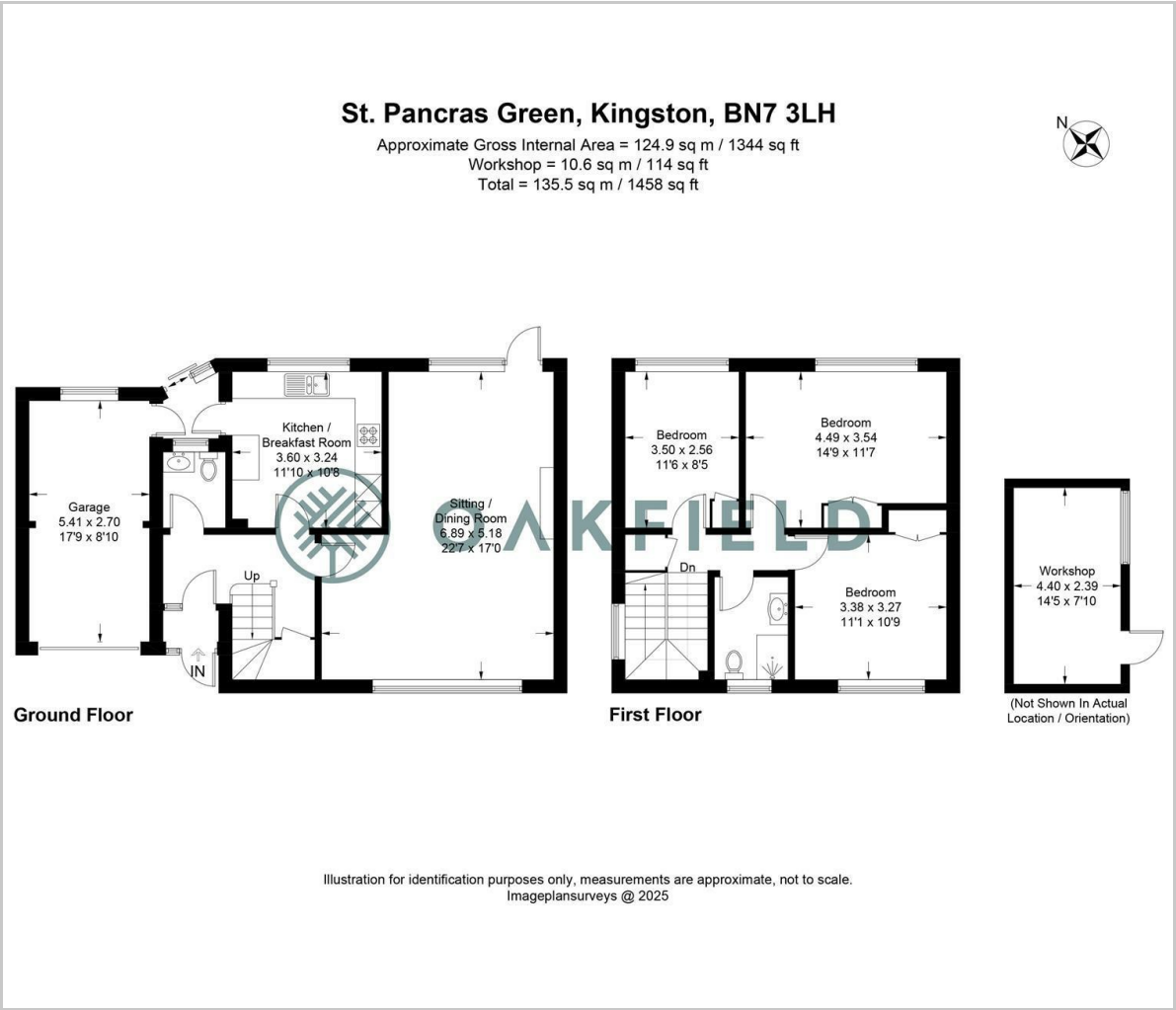
14'5 x 7'10 (4.39m x 2.39m)

**Council Tax Band - E £3,211 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

