



1 Cordons, Kingston
Lewes, East Sussex

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

1 Cordons, Kingston, Lewes East Sussex, BN7 3LQ

A spacious four-bedroom detached family property with garage and garden in a very desirable Downland village, within striking distance of The South Downs National Park

Lewes Station 2.4 miles (London Victoria 64 mins), Glyndebourne 6.5 miles, Brighton 7.8 miles, Haywards Heath 14.2 miles, M23 (J11) 31.4 miles, London Gatwick Airport 30.5 miles

Porch | Entrance hall | Sitting room | Kitchen Dining room | 4 Double bedrooms | Family bathroom | Cloakroom | Garage | Garden | EPC rating D

The property

1 Cordons is well-proportioned family home that offers almost 1,500 sq. ft of accommodation arranged over two light-filled floors.

The bright porch opens into the main central hallway, with a cloakroom and a stairway to the first floor, behind which is a useful store cupboard. From here, the space flows naturally into the front-facing dual-aspect sitting room, a sizeable and sociable space with leafy aspects and a feature fireplace surround, ideal for receiving and entertaining guests.

Further is a dining room with access directly to the rear terrace and the kitchen and breakfast area, with its range of wall and base cabinetry, work surfaces and modern integrated appliances. Both rooms have views of the South Downs. From the kitchen, there is a rear hallway with a door to the garden and convenient access into the attached garage.

The roomy first-floor landing branches off onto a family bathroom and four pleasing and adaptable double bedrooms with various built-in wardrobes. Bedrooms 3 and 4 enjoy far-reaching views across the Downs.

Outside

The property is set back and approached over a side driveway flowing up to the integrated garage, with a pretty front lawn and colourful shrubbery adorning its façade. The well-sized rear garden enjoys a south-facing aspect and is largely laid to block paving with an additional gravelled and peaceful terrace, perfect for enjoying al fresco dining. The garden is edged with timber-sided herbaceous borders which are stocked with a variety of mature and considered herbaceous planting, including climbing roses and lavender.

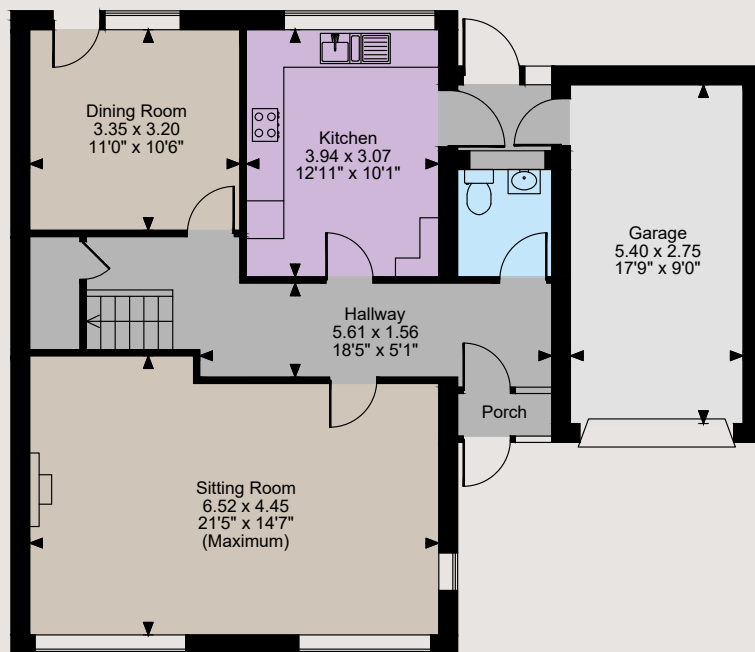
Location

Kingston village is a desirable and picturesque setting with schools, a popular public house and a variety of leisure activities. The vibrant and historic county town of Lewes is just over 2 miles, forming part of the South Downs National Park and providing an excellent range of supermarkets, individual shops, restaurants, recreational facilities and a mainline train station with regular connections to London Victoria. The A27, A23 and M23 offer links to Gatwick Airport and further afield, whilst the coastal, business and entertainment city of Brighton & Hove is some 7.8 miles distant. A healthy selection of highly regarded schools also occupies the local area, including Brighton College.

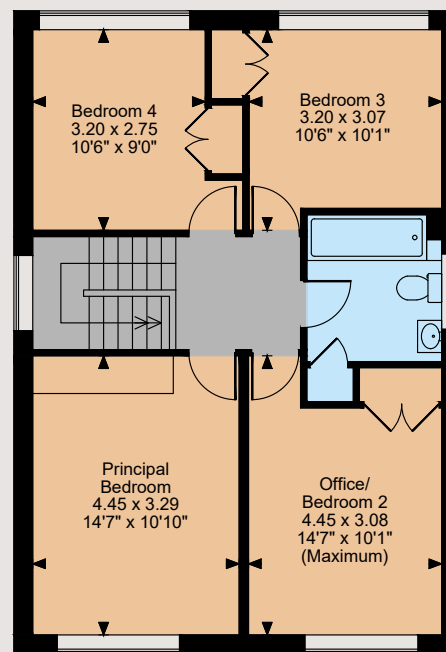




Floorplans
House internal area 1,451 sq ft (135 sq m)
Garage internal area 160 sq ft (15 sq m)
Total internal area 1,611 sq ft (150 sq m)
For identification purposes only.

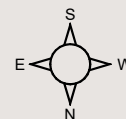


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions
what3words ///funny.going.living

General
Local Authority: Lewes District Council
Services: All mains services. Gas-fired central heating.
Council Tax: Band F
Tenure: Freehold
Guide Price: £800,000

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Over 50 offices across England and Scotland,
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