



Roman Way

Kingston Ridge, Kingston, East Sussex



BNP PARIBAS GROUP

A detached four-bedroom property with a contemporary rear extension in a breathtaking location

A modern, cleverly-extended detached home offering spacious accommodation with a self-contained annexe that can easily be reintegrated into the main property if required. The property is located on the fringes of a sought-after village in the South Downs National Park within 2.3 miles of Lewes town centre amenities including mainline station, and offering stunning Downs views



2 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



VILLAGE



2,872 SQ FT



£1,495,000

The property

Roman Way is a modern architect-designed double-fronted four bedroom family home, sensitively extended to provide almost 2,900 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space while maximizing the stunning Downs views, the accommodation features a wealth of wooden flooring throughout and flows seamlessly from a welcoming entrance hall. It includes a fitted utility room, boot room, a useful cloakroom, a contemporary family shower room, and a striking open-plan kitchen/sitting area.

The kitchen is equipped with bespoke wall and base units, a breakfast bar, modern integrated appliances, a walk-in larder, a Belfast sink, and patio doors opening onto the deck on two sides. The spacious sitting area also features a glazed door leading to the terrace. A concealed rear hallway off the kitchen has stairs leading down to a lower ground floor gym.

On the first floor, the property provides a dual aspect principal bedroom with built-in storage and modern en suite shower room, three further double bedrooms and a contemporary split-level family bathroom. The ground floor accommodation also incorporates a self-contained annexe, accessible from the entrance hall and through a door opening to the kitchen, comprising a family room, fitted kitchen and double bedroom with modern en suite bathroom.



Outside

Located on a sought-after private road, the property is approached over a forecourt providing private parking for multiple vehicles. A spacious wraparound decked and paved terrace off the kitchen/breakfast/sitting room has stairs down to a mature enclosed garden which is laid mainly to level lawn bordered by mature planting and features a vegetable garden with raised beds and a generous paved terrace, the whole ideal for entertaining and al fresco dining. The annexe also benefits from a dedicated deck, accessible from the forecourt and giving access to the kitchen.

Location

Set at the foot of the South Downs and enjoying easy access to the South Downs Way, Kingston village offers local shopping, a church, village hall, public house, primary school, tennis court, garden centre and riding school. The county town of Lewes provides excellent boutique and high street shopping, supermarkets including Waitrose, restaurants, public houses, a cinema, golf course and racecourse.

Further amenities are also available in both Brighton and Haywards Heath. Local sporting facilities include several golf courses, show jumping at Hickstead, further horse racing at Brighton and Goodwood, sailing at Brighton and Chichester together with opera at Glyndebourne. Communications links are excellent: Kingston's bus service links to Lewes and the Sussex coast, the A27 (0.8 mile) gives access to the A23/M23 and motorway network, and Lewes station (2.5 miles) offers regular services to major regional centres and to central London in a little over an hour. The area offers a good range of state primary and secondary schooling together with a wide selection of independent schools including Lewes Old Grammar, Northease Manor, Roedean, Brighton College and Windlesham.



Distances

- Kingston 0.5 mile
- Lewes 2.6 miles
- Brighton 7.6 miles
- Haywards Heath 14.0 miles
- London Gatwick Airport 30.9 miles
- Central London 67.8 miles
- London Heathrow Airport 69.0 miles

Nearby Stations

- Lewes
- Falmer
- Cooksbridge

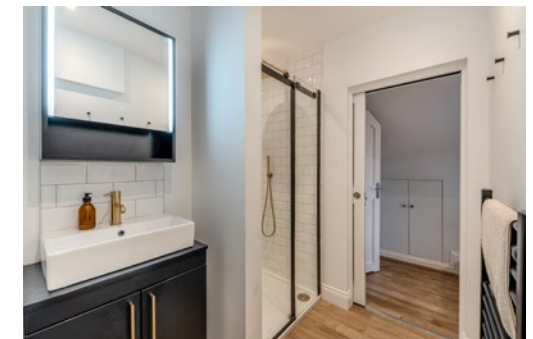
Key Locations

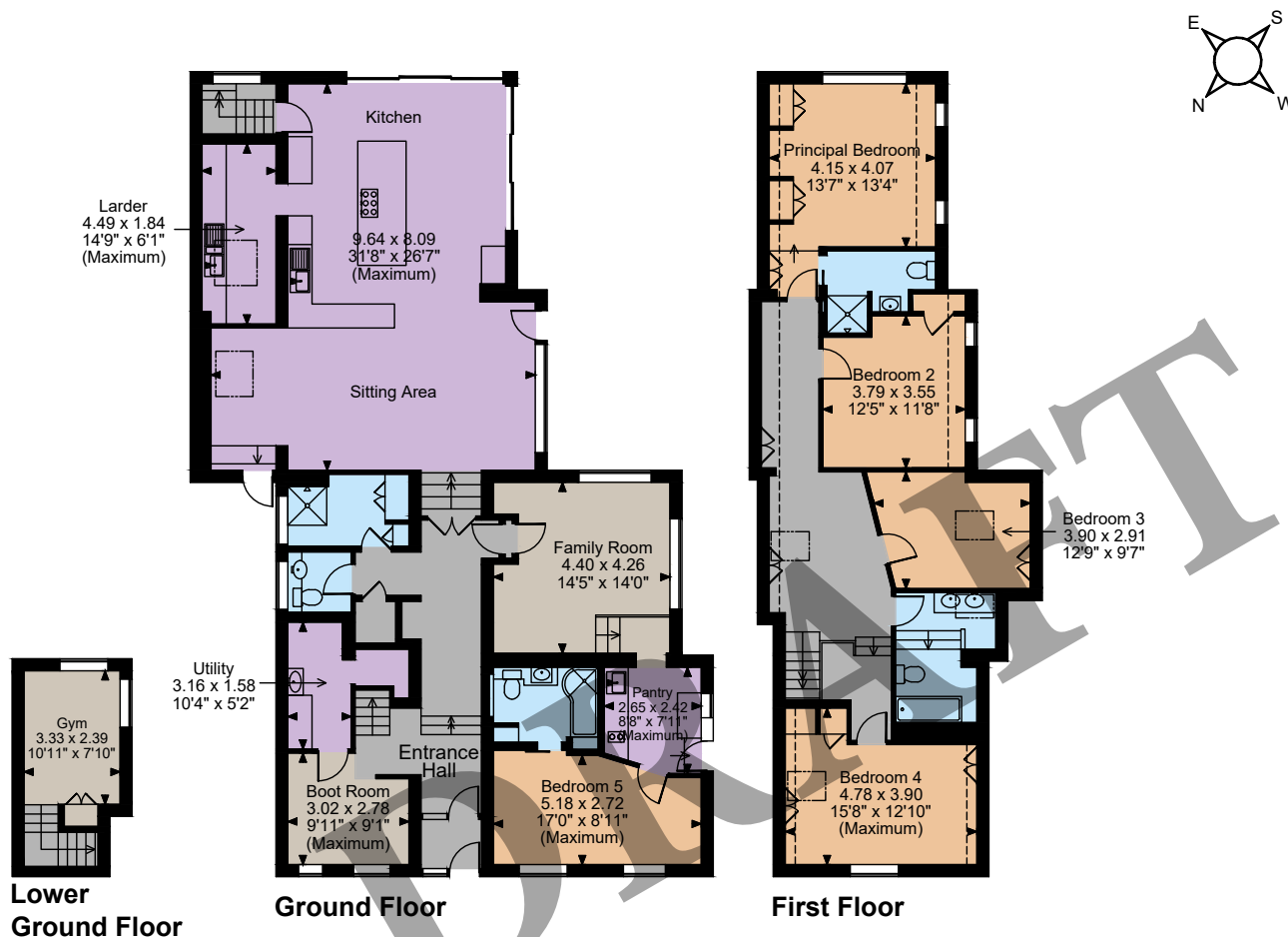
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Barbican House Museum
- Southover Grange Gardens
- Lewes Priory

- Monk's House (National Trust)
- Glyndebourne
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

Nearby Schools

- Ilford and Kingston CofE Primary School
- Wallands Community Primary and Nursery School
- Southover CofE Primary School
- Western Road Community Primary School
- Lewes Old Grammar School
- Northease Manor School
- Rudyard Kipling Primary School and Nursery
- Priory School
- Hamsey Community Primary School
- South Malling CofE Primary and Nursery School





The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

House internal area 2,872 sq ft (267 sq m)

For identification purposes only.

Directions

BN7 3JX

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General

Local Authority: xxxxx

Services: All mains services. Gas-fired central heating and air source heat pump.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

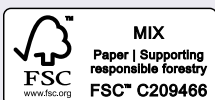
EPC Rating: Band B

Lewes

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