



Field View, Kingston Road, Lewes  
East Sussex

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## Field View, Kingston Road Lewes, BN7 3ND

Situated in a stunning South Downs setting, this chalet bungalow offers 3/4 bedrooms and is within easy reach of the county town of Lewes

Lewes town centre 1.3 miles, Newhaven 5.7 miles, Brighton and Hove 8.5 miles, Gatwick Airport 31 miles, Central London 56 miles

Sitting room | Study/snug | Dining room  
Kitchen | Utility | 3 Bedrooms | Family bathroom  
| Shower room | Cloakroom | Garage | Summer house | Garden | EPC rating C

### The property

Field View is a splendid, detached chalet bungalow that offers three bedrooms and attractive accommodation, while outside there is a delightful garden and views across the surrounding countryside.

The main reception room is the sitting room, with its wooden flooring, log burner and southeast-facing bay window affording splendid views. There is also a study, which is ideal for home working, or can be used as an extra bedroom, which was its original purpose. The kitchen and dining room are adjoined in an open-plan layout, with the dining area providing plenty of space for a family dining table, as well as a log burner and French doors opening onto the rear garden. The kitchen fittings include shaker-style units, as well as space for all the necessary appliances. There are also lovely views through the kitchen window of Mount Caburn and Firle Beacon. The utility room provides further space for appliances and home storage.

There is one double bedroom on the ground floor, which could be used as an additional reception room if required. It has a large bay window welcoming plenty of natural light. Upstairs there are two further bedrooms with eaves storage and skylights overhead. Bedroom

3 has a dormer window giving views of the back garden and Downs beyond. There is a cloakroom on the first floor, with the family bathroom and a separate shower room found on the ground floor.

### Outside

The house is set back from the road in an elevated position, affording far-reaching views across the South Downs landscape. At the front there is a lower-level driveway, providing parking space for two vehicles, as well as access to the garage. Steps lead to the front garden, which has an area of paved terracing, lawns and well-stocked border beds with various shrubs, hedgerows and flowering perennials. The rear garden features a sloped lawn and terraced raised beds, which can be used as a vegetable garden. There are various mature trees and colourful border beds, as well as a timber-framed summer house and a seating area at the top of the garden, backing onto open South Downs countryside. There are also solar panels on the south-west side of the property.

### Location

The property is situated just to the south of Lewes and close to the villages of Kingston and Iford. The historic county town of Lewes provides a choice of shops, restaurants, cafés and leisure facilities, as well as supermarkets and a mainline train station (Victoria/London Bridge in approximately 64 minutes). There are primary schools in Kingston and Lewes, while secondary schooling is available in Lewes, Newhaven and Peacehaven. Lewes is also home to the renowned independent Lewes Old





## Floorplans

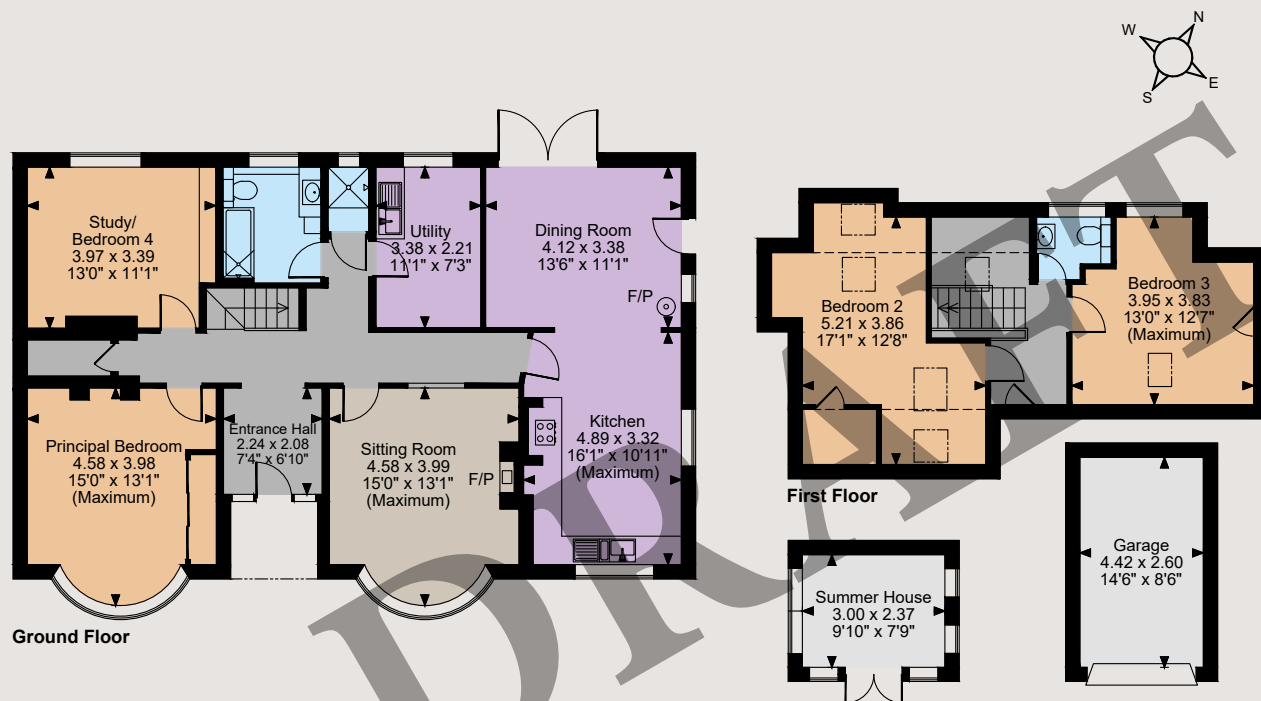
Main House internal area 1,593 sq ft (148 sq m)

Garage internal area 124 sq ft (11 sq m)

Summer House internal area 77 sq ft (7 sq m)

Total internal area 1,794 sq ft (167 sq m)

For identification purposes only.



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

□□□□ Denotes restricted head height

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## Directions

What3Words: ///lakes.ties.food

## General

**Local Authority:** Lewes District Council

**Services:** All mains services and gas central heating.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £1,195,000

## Lewes

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