



Brickyards

Kingston Road, Lewes, East Sussex



BNP PARIBAS GROUP

A stylishly appointed contemporary four-bedroom home, in a highly desirable setting with far-reaching views.

A beautifully presented semi-detached home, forming part of a small collection of converted farm buildings in a stunning position, backing onto the breathtaking rolling South Downs. The property offers light, open living space with neutral décor and elegant modern fittings, all within easy reach of Lewes' eclectic High Street, mainline station and Kingston village itself.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY



LANDSCAPED GARDEN



FREEHOLD



**SEMI-RURAL/
TOWN**



1,558 SQ FT



**£995,000
GUIDE PRICE**

The property

Brickyards is a delightful four-bedroom property that displays an attractive façade with its timber cladding, exposed stone and red brick dressing, while inside the accommodation has an open, modern feel.

The main everyday living and entertaining area is located on the first floor, where there is an extremely large open-plan sitting area and kitchen with a wonderfully high ceiling which is ideal for socialising. The room features a southwest-facing Juliet balcony overlooking the rear garden and offering views across the surrounding South Downs National Park, while the vaulted ceiling adds to the sensation of space and light. There is space for a family dining table and a seating area, with the kitchen itself featuring contemporary fitted units in a charcoal colour, as well as a central island with a breakfast bar and wine cooler, including a double oven and an induction hob with a recessed extractor fan.

Additionally, the upper level has the fourth bedroom/study and a comfortable family room in which to relax.

On the ground level, the welcoming entrance hall leads to a utility area with fitted units and space for appliances.

There are also three well-presented double bedrooms on the lower level. One of these is a generous principal bedroom with a door opening to the rear garden, built-in wardrobes and an en suite shower room with a rainfall shower. Additionally there is a family bathroom with stylish fittings and an over-bath shower.

Brickyards is a well-insulated eco house, with air source heat pump and solar panels.



Outside

The house is centred around a shared gravel courtyard with several other properties, providing access to a private driveway suitable for multiple cars and access to the garaging block, where the property has access to a single garage for further parking or home storage. The southwest-facing rear garden enjoys plenty of sunlight throughout the day and backs onto open, rolling South Downs countryside. It includes a patio for al fresco dining, with steps leading up to an area of lawn, bordered by various shrubs and established hedgerows. At the end of the garden there is a detached garden office, providing the ideal setting for private home working.

Location

The property is situated in a picturesque South Downs setting just to the south of Lewes and on the edge of the village of Kingston. The village and neighbouring Iford provide several everyday amenities between them, including a well-regarded primary school.

The vibrant and historic county town of Lewes forms

part of the South Downs National Park and provides an excellent range of individual shops, supermarkets including Waitrose, cafés, restaurants, pubs and recreational facilities including an independent cinema and the oldest freshwater outdoor swimming pool in the UK. The eclectic town also offers a weekly farmers market with artisan coffee roasters, cheese makers, bakeries, and fresh fish from Newhaven. Local vineyards and breweries are a plenty; Harvey's, Beak and Abyss Breweries, in conjunction with local vineyards and restaurants at Rathfinny, Ridgeview and Artelium.

More comprehensive amenities are available in the coastal business and entertainment city of Brighton. Sporting and recreational facilities in the area include opera at Glyndebourne, numerous golf courses, show jumping at Hickstead, further horseracing at Brighton and Goodwood, and sailing at Brighton.

Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and



Distances

- Lewes town centre 1.3 miles
- Brighton 8.3 miles
- Seaford 9.0 miles
- Uckfield 10 miles
- Alfriston 12.3 miles

Nearby Stations

- Lewes

Key Locations

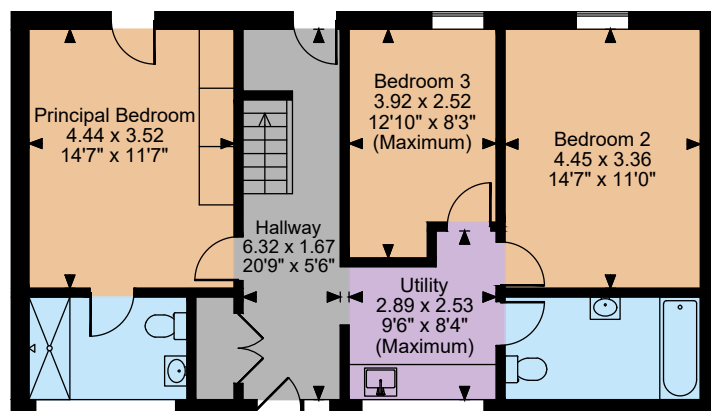
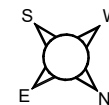
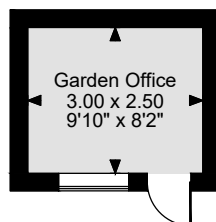
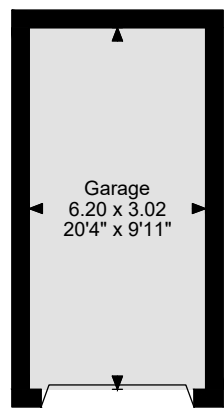
- South Downs National Park and South Downs Way
- Anne of Cleves House
- Lewes Castle
- Southover Grange Gardens
- Lewes Priory
- Charleston Gallery
- Monk's House (National Trust)
- Glyndebourne

- Charleston Farmhouse
- Sussex Heritage Coast
- Brighton Royal Pavilion
- Brighton Palace Pier

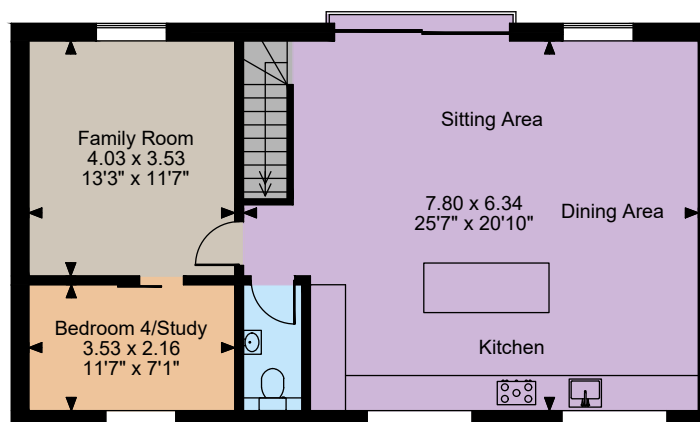
Nearby Schools

- Lewes Old Grammar School.
- Iford 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
- Brighton College





Ground Floor



Level 1

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

House internal area 1,558 sq ft (145 sq m)
Garage internal area 202 sq ft (19 sq m)
Garden Office internal area 81 sq ft (8 sq m)
Total internal area 1,841 sq ft (171 sq m)
For identification purposes only.

Directions

BN7 3ND

what3words: ///farm.open.words

General

Local Authority: Lewes District Council

Services: Mains water, electricity and drainage. Air source heat pump. Underfloor heating throughout.

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

Council Tax: Band E

EPC Rating: Band B

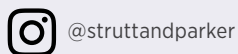
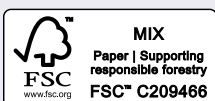
Lewes

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