



Windrush










Newhaven Road, Kingston, Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented four-bedroom home in a sought-after village setting surrounded by South Downs countryside.

An attractive link-detached family home set in a sought-after position in Kingston, within easy reach of Lewes town centre, yet moments from stunning South Downs countryside. The property features comfortable, flexible accommodation with modern styling and plenty of natural light throughout.

 3 RECEPTION ROOMS	 4 BEDROOMS	 2 BATHROOMS
 DRIVEWAY	 GARDEN	 FREEHOLD
 VILLAGE	 2,260 SQ FT	 GUIDE PRICE £1,175,000



The property

Windrush is a well-presented link-detached family home offering four bedrooms and flexible reception spaces arranged over two light-filled floors. The décor features clean, neutral tones throughout, enhancing the sense of space and light.

The accommodation flows from a welcoming reception hall, which gives access to a generously proportioned main drawing room with built-in shelving and a triple aspect, including a door opening onto the garden. There is also a sitting room/snug with wooden flooring and a handsome cast-iron fireplace, and a conservatory-style dining room with panoramic windows overlooking the garden and a door leading to the patio. The well-equipped kitchen has a split-level layout, with the upper-level ideal for a breakfast or dining table, while the lower level is fitted with wall and base units and integrated appliances. A utility room on the ground floor provides additional storage and appliance space.

A turned staircase rises from the reception hall to the first-floor landing, where there are four well-presented bedrooms. These include the generous principal bedroom, which enjoys a southeast-facing aspect overlooking the rear garden, as well as extensive built-in storage and an en suite shower room. The first floor also offers a large landing storage cupboard, a family bathroom, and a separate WC.

Outside

At the front of the property, gates open onto the block-paved driveway. The front garden is bordered by high, well-trimmed hedgerows, which afford plenty of privacy, with the garden including an area of lawn and a paved pathway leading to the entrance. At the rear, the southeast-facing private garden welcomes plenty of sunlight, and features a patio and timber deck for al fresco dining, with a well-maintained area of lawn beyond. The lawn is bordered by well-stocked beds with various shrubs and flowering perennials.

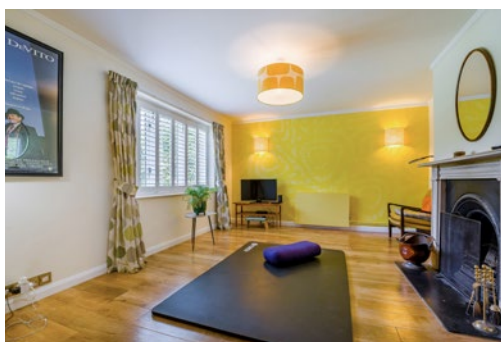


Location

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 primary school and public house.

The eclectic county town of Lewes offers an excellent range of amenities including 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.

Communications links are excellent: the A27 gives access to the A23/M23 and motorway network, London Gatwick Airport and central London, and Lewes station (0.3 mile) offers regular services to London Victoria and London Bridge (just over an hour).



Distances

- Lewes town centre 1.8 miles
- Brighton 8.0 miles

Nearby Stations

- Lewes

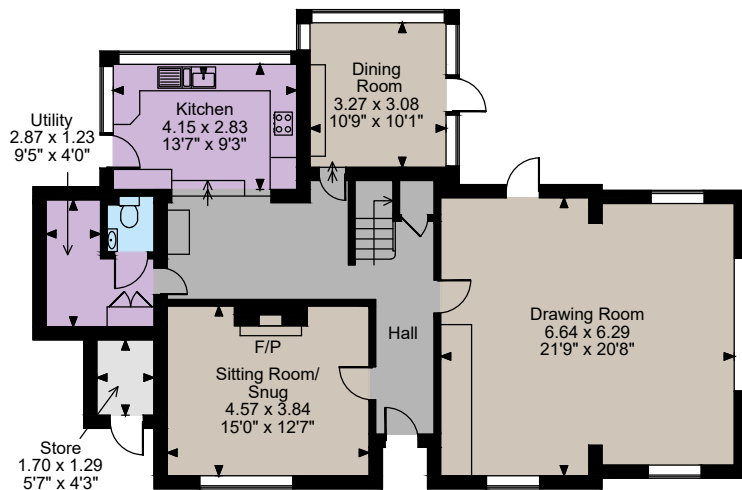
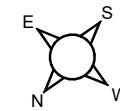
Key Locations

- South Downs National Park
- Anne of Cleves House
- Lewes Castle
- Southover Grange Gardens
- Lewes Priory
- Glyndebourne

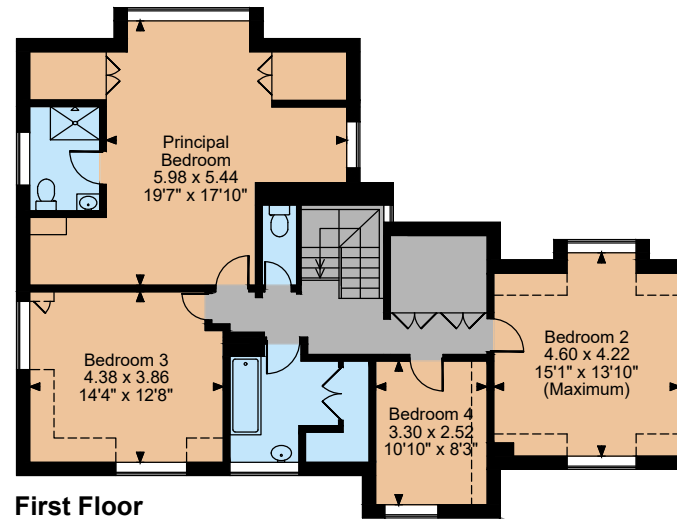
Nearby Schools

- Lewes Old Grammar School.
- Iford and Kingston CoFE Primary School
- Southover CoFE Primary School
- Western Road Primary School





Ground Floor



First Floor

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 2,260 sq ft (210 sq m)
Outside store internal area 24 sq ft (2 sq m)
Total internal area 2,284 sq ft (212 sq m)
For identification purposes only.

Directions

BN7 3NE

what3words: ///island.poster.hills

General

Local Authority: Lewes District Council

Services: All mains services. Mains electricity, gas, water and drainage. Gas-fired central heating.

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

Council Tax: Band F

EPC Rating: Band D

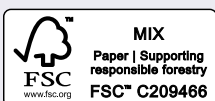
Lewes

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