



**The Old Stables, Church Lane, Kingston, BN7 2LN**  
Asking Price £575,000

# The Old Stables, Church Lane, Kingston

2 Bedroom end of terrace converted stables in the picturesque village of Kingston.

## The Property

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Charming 2 Bedroom Converted Stables in Picturesque Kingston, Lewes. Nestled within the landscapes of Kingston, this property offers a unique blend of historical charm and modern comfort. Formerly stables, this converted residence now presents a opportunity to experience countryside living at its finest. The heart of the home is a spacious open concept living area that seamlessly combines the kitchen, dining, and living spaces. While the property embraces its history, it also offers modern conveniences. The kitchen is equipped with stone worktops and AEG appliances. Beyond the threshold lies a private outdoor space giving views out to the Southdowns.

## The Location

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Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With access to The South Downs there are charming down land walks to the neighbouring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service. Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Church Lane provides direct foot access via a private lane onto The South Downs Way with extensive bridleways and footpaths.





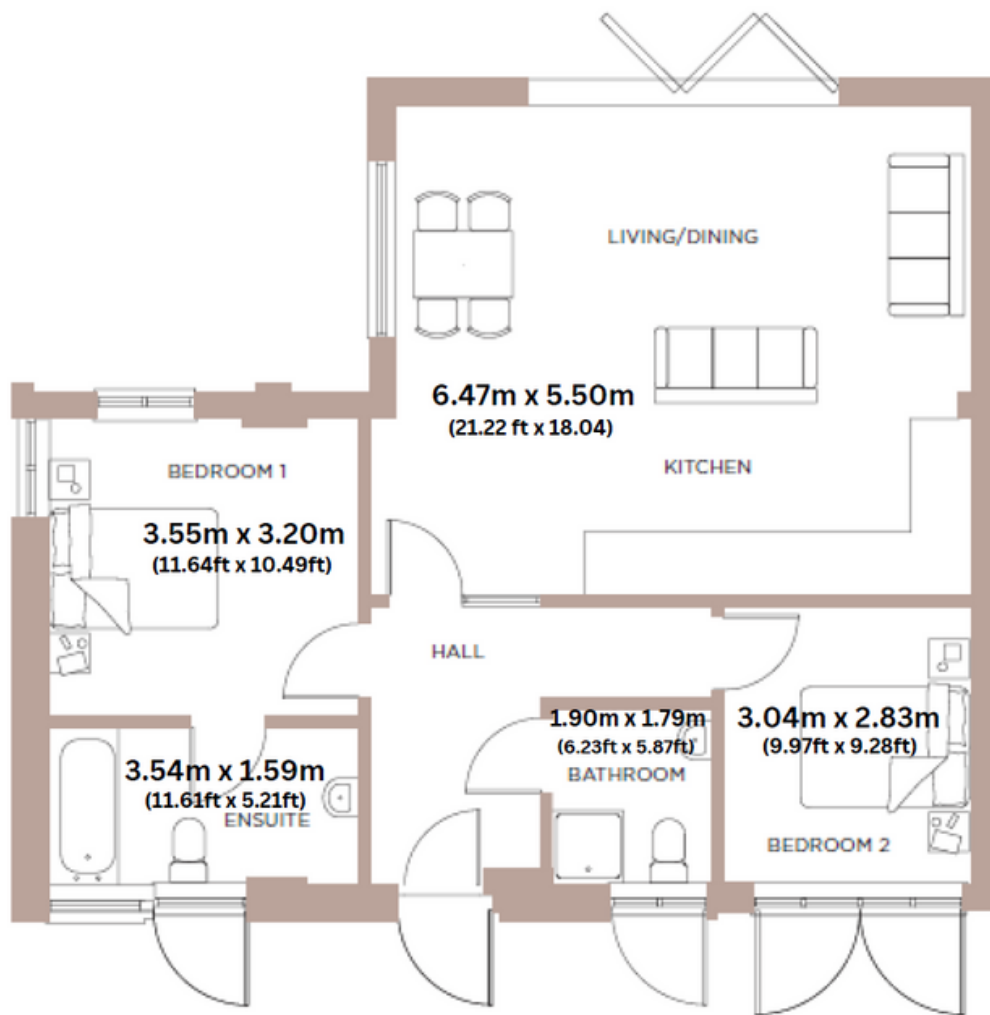
# Oakley

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### Agents Notes

Tenure - Freehold  
Estate management charge - TBC  
Council Tax Band - TBC

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



#### Please note:

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