



Maylea, Ashcombe Lane, Kingston, Lewes, East Sussex, BN7 3JZ

Asking Price £999,950

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Superbly presented detached 4 bedroom house, just one of three houses in a small development which has been significantly improved with flexible accommodation and countryside views.

The Property

Maylea is in a private road and offers spacious rooms with a contemporary style, gas central heating, double glazing, solar panels and electric charging point. As you enter the front door into the spacious reception room the glazed doors lead into the large living room with a fitted contemporary gas fire. The kitchen / dining room is extensively fitted with a white sleek contemporary style kitchen with integrated appliances, composite worksurfaces and a central island. Bi-fold doors open into the large conservatory ideal for entertaining and doors then lead into the garden. The utility room houses the white goods and boiler. Downstairs there are two double bedrooms with recently re-fitted shower/bathrooms with Aqualisa showers in both.

The feature wooden staircase leads to the first floor with two further large bedrooms and a shower room. Velux windows offer views across the surrounding countryside. There is also an occasional room ideal as a children's bedroom or dressing room. To the front of the property is a deep flower bed, parking for several vehicles and a side gate to the rear garden. This has a well-stocked shrub border, lawn, attractive brick paved patio for seating area and the lawn extends around the property and is very private.

Detached garage

The Location

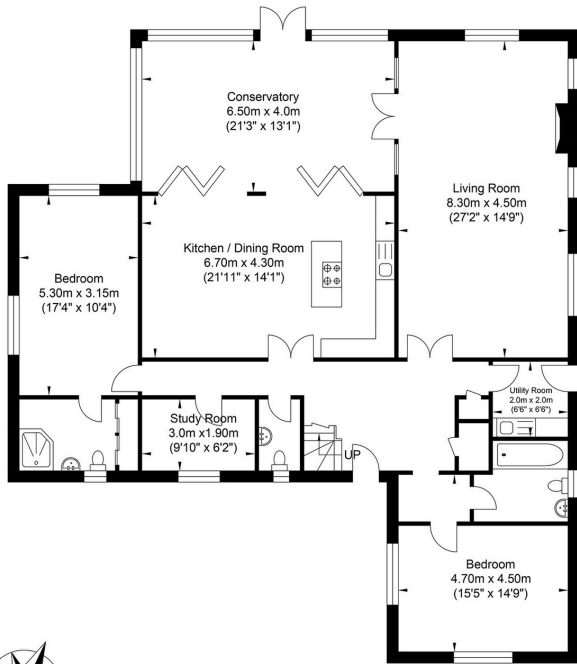
Kingston is a picturesque village located approximately two miles from Lewes. The Village itself has a good range of leisure activities, along with a 15th century church, pre-school and junior school. The village pub, The Juggs provides a good focal point for the village. With access to The South Downs 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.

Dining out in Lewes is a pleasure, from the gastronomic delights on offer at The Lime Tree Kitchen and the Jolly Sportsman in nearby East Chiltington, to the wide range of gastro pubs, many of which support the resident Harvey's Brewery. Visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. Pop into Bill's for a cuppa or something more substantial from the mouth-watering menu. Have a pint of Harvey's the local brew and take in some music in one of the many friendly pubs in the area. The new Depot cinema, close to the station is a major asset to the town.

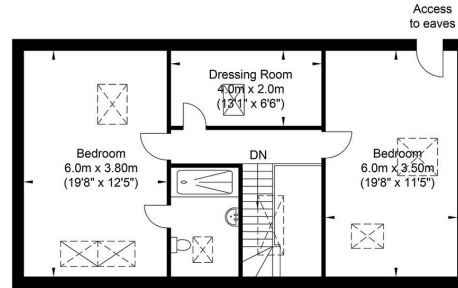
Schooling in Lewes is exceptional and there are a range of well-regarded private and public schools, to include the famous Lewes Old Grammar School which can trace its origins back to the educational foundation started by Agnes Morley during the reign of Henry VII. South Downs College is located in Lewes, offering both full and part time courses and of course the University of Sussex is only 3 miles to the south west at Falmer. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.



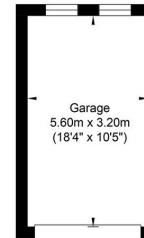
Ashcombe Lane, Lewes



Ground Floor
Approximate Floor Area
1874.42 sq ft
(174.14 sq m)



First Floor
Approximate Floor Area
742.70 sq ft
(69.0 sq m)



Garage
Approximate Floor Area
192.88 sq ft
(17.92 sq m)



Approximate Gross Internal Area = 261.06 sq m / 2810.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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55-68	D		
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21-38	F		
1-20	G		

Tenure: Freehold
Council Tax Band: G



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