



Paston Cottage, Ashcombe Lane, Kingston, Lewes, East Sussex, BN7 3JZ
Asking Price £595,000

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Detached bungalow set in mature walled gardens in the popular village of Kingston. The property has recently been decorated and improved including a new kitchen whilst retaining many original features. Two double bedrooms, spacious lounge, garden room, conservatory, bathroom and detached garage.

The Property

Large entrance porch with quarry tile flooring and solid wood original front door leading into spacious entrance hall with a parquet flooring cloaks cupboard. Door into lounge/dining room with a feature brickopen fireplace with tiled mantle and tiled hearth, wall lights and central light, door to conservatory. Glazed door to garden room. Bedroom two is a bright double aspect room with Parquet flooring and windows overlooking the garden. Bedroom one again is a bright double aspect room with windows overlooking the garden. Bathroom with a panelled bath, pedestal wash hand basin, Triton electric shower over the bath, part tiled walls, tiled flooring and heated towel rail. Separate low-level WC with part tiled walls. The kitchen has been recently re-fitted with an excellent range of shaker style unit units with a worksurface extending to include one and a half bowl sink unit, inset electric hob, oven and grill and a deep shelved pantry. Floor mounted gas fired boiler and further range of built in shelving and cupboards and an airing cupboard. Space for a fridge/freezer and breakfast bar. Rear lobby ideal for coats and boots with door to the garden.

Detached garage with light and power and a pitched roof and a brick shed for rubbish bins. The whole garden wraps around the property and is principally lawned with mature trees a timber shed and greenhouse. The whole garden is boarded by an attractive Flint wall and mature hedging. Wrought iron gate leads to the brick pathway which in turn leads to the front door. The size of the plot is definitely one of the most outstanding features of this 1950s detached bungalow.

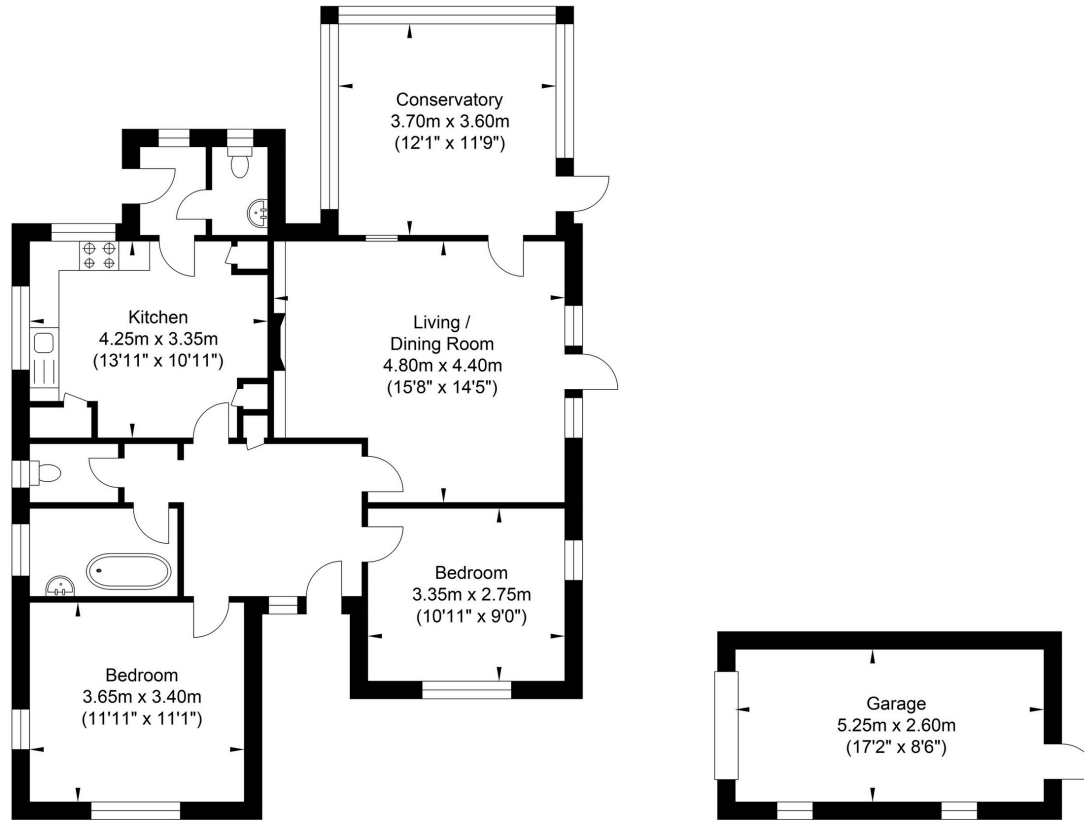
The Location

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 Fork 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.



Ashcombe Lane, Kingston



Ground Floor
Approximate Floor Area
967.13 sq ft
(89.85 sq m)

Garage
Approximate Floor Area
146.92 sq ft
(13.65 sq m)

Approximate Gross Internal Area = 103.50 sq m / 1114.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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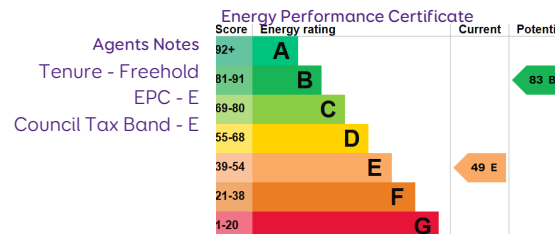
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