



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

Asking Price £699,950

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

Detached home with three bedrooms, two upstairs and one downstairs. Italian kitchen and flexible living spaces set in mature gardens, . Located in Kingston village. Offered with no onward chain and off-street parking.

## The Property

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Situated in the highly sought after village of Kingston, Vince's Cottage offers a detached three bedroom home with versatile accommodation, mature private gardens and a blend of modern features with village charm. This property enjoys a prime location in the centre of Kingston just outside the historic town of Lewes.

The property is thoughtfully designed to cater to varying lifestyle needs. It's flexible layout includes two bedrooms upstairs and a third bedroom conveniently located downstairs, ideal for guests, a home office, or multi-generational living. The home also benefits from a shower room as well as a bathroom.

At the heart of the home lies a beautifully designed Italian kitchen. Featuring integrated appliances and a gas hob, this space not only offers functionality but also exudes contemporary style which seamlessly flows into the reception areas.

One of the standout features of this property is the mature private gardens that flank both sides of the house. These outdoor spaces provide a serene retreat with plenty of potential for gardening enthusiasts or those simply looking for a peaceful setting to relax.

Parking is another practical benefit, with off-street spaces available. Additionally, this property is non-estate, affording it unique character compared to newer developments. The home is offered to the market with no onward chain, streamlining the moving process for prospective buyers.

## 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 12th 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 neighboring 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.

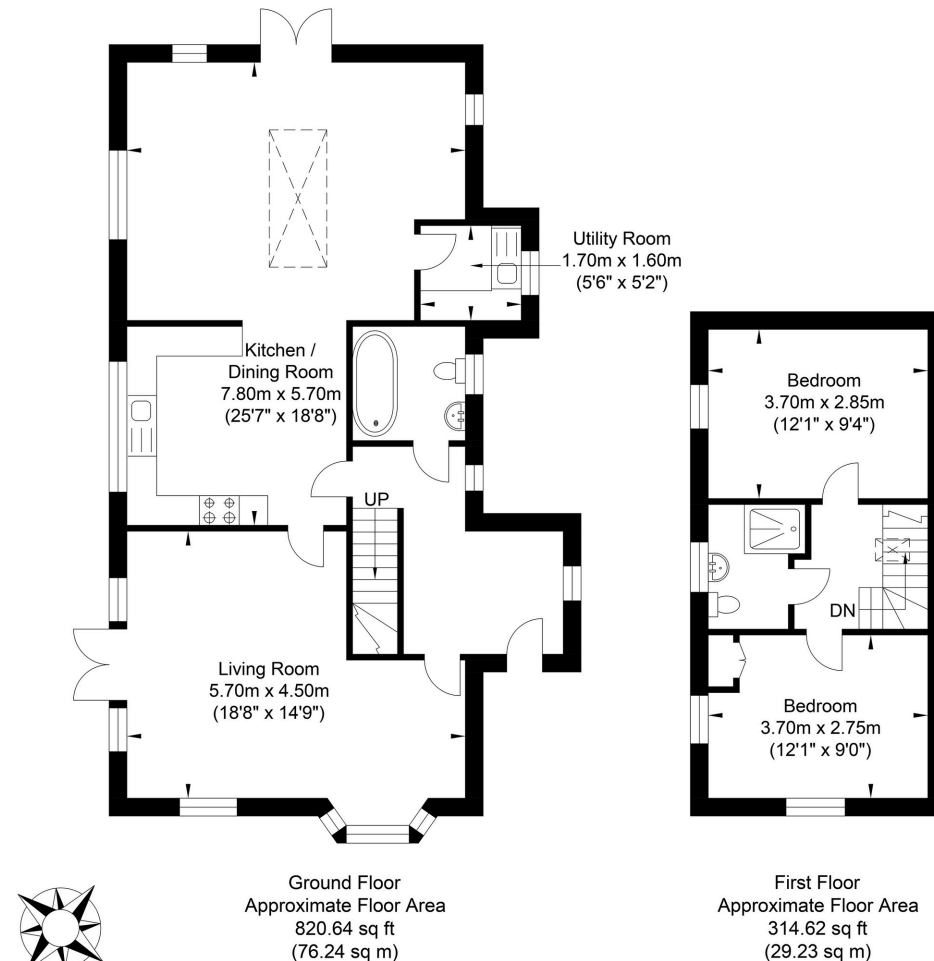
Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links to London in just over an hour and Brighton in under 20 minutes.

The town offers an excellent range of shops including 3 prime supermarkets, Waitrose, Tesco and Aldi along with a variety of independent medieval and Georgian high street shops. Depot Cinema is a new state of the art three screen community cinema screening a variety of new releases, documentaries, classics & films for all the family.

Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool ,Track, Tennis as well as County and Regional teams representing Football, Rugby, Cricket and Hockey offering great opportunities for adults and children alike. Highly regarded infant and primary schools are an easy walk as are Priory Secondary School, Sussex Downs College and Lewes Old Grammar School.



# Ashcombe Lane, Kingston



Approximate Gross Internal Area = 105.47 sq m / 1135.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Oakley

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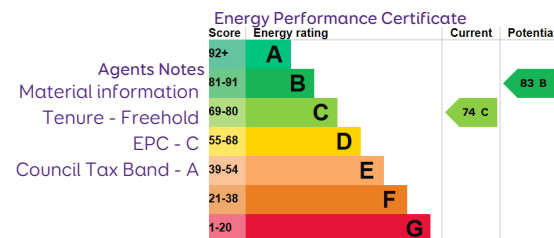
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