



**The Hollows, Kingston, East Sussex, BN7 3NR**

Asking Price £869,950



# The Hollows, Wellgreen Lane, Kingston, East Sussex, BN7 3NR

Discover this substantial four-bedroom family home in a sought-after Lewes village, offering versatile living, countryside views, and no onward chain.

## The Property

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Situated in the desirable Wellgreen Lane, Kingston, this impressive four-bedroom end of terrace house presents a superb opportunity for families seeking spacious and versatile living. Boasting just under 2000 sq ft of accommodation spread over three floors, this property offers a comfortable and adaptable lifestyle, complemented by its popular village location and stunning countryside views.

The ground floor welcomes you with a practical layout with a spacious reception hall and cloakroom. The heart of the home is undoubtedly the recently installed Shaker style kitchen, equipped with a traditional Rayburn Range for central heating and cooking ,providing a charming and functional space for cooking and entertaining with a large window overlooking the rear garden. Adjacent to this, the main reception room offers ample space for entertaining and family gatherings and there is a feature brick wall with a wood burning stove. A significant feature of this property is the potential for separate accommodation on the second floor - ideal for a teenager or working from home, ideal for multi-generational living or guest accommodation. This area includes a dedicated bedroom, a study, and additional reception space, offering privacy and independence from the main living areas.

On the second floor the property continues to impress with its generous proportions. In total, there are four well-appointed bedrooms, ensuring ample space for all family members. The property benefits from two bathrooms, strategically placed to serve the bedrooms. Each room is designed to maximise natural light, creating bright and inviting spaces throughout.

The mature front and rear gardens provide attractive outdoor spaces for leisure and al fresco dining. The rear garden, in particular, offers a tranquil retreat, adjoining farmland and providing uninterrupted countryside views - a rare and highly sought-after feature.

For parking, the property includes dedicated off-road space to the front and a double garage to the rear, offering secure storage and convenience for vehicles and additional belongings.

Situated in a popular village location, residents will benefit from a strong community feel and easy access to local amenities, whilst being within close proximity to the historic town of Lewes. The area is renowned for its picturesque surroundings, offering numerous opportunities for outdoor pursuits and enjoying the natural beauty of the South Downs. Access to Lewes is easy across the fields, along the cycle path or on the local bus or by car.

This substantial family home is offered to the market with no onward chain, simplifying the purchasing process for prospective buyers. With its flexible living arrangements, generous accommodation, desirable location, and stunning views, this property on Wellgreen Lane represents an exceptional opportunity to acquire a truly special home close to Lewes.

## The Location

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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.

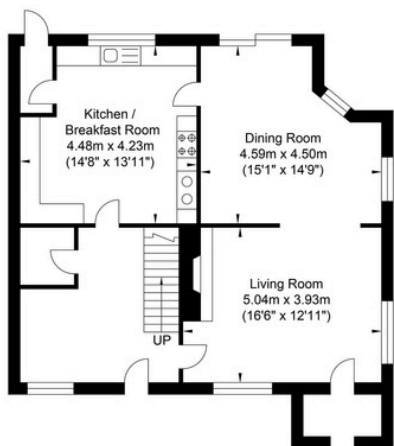
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month.







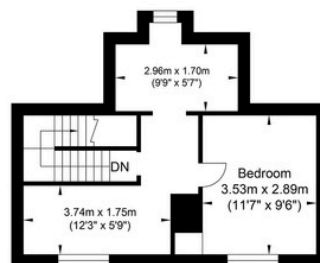
# Wellgreen Lane, Kingston



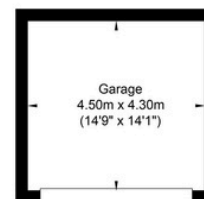
Ground Floor  
Approximate Floor Area  
761.33 sq ft  
(70.73 sq m)



First Floor  
Approximate Floor Area  
815.58 sq ft  
(75.77 sq m)



Second Floor  
Approximate Floor Area  
347.67 sq ft  
(32.30 sq m)



Garage  
Approximate Floor Area  
207.74 sq ft  
(19.30 sq m)

Approximate Gross Internal Area (Excluding Garage) = 178.80 sq m / 1924.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Material information

Tenure - Freehold  
EPC - D  
Council Tax Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Oakley

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