



**4 Monckton Way, Kingston, Lewes, East Sussex, BN7 3LD**

Asking Price £799,950



# 4 Monckton Way, Kingston, Lewes, East Sussex, BN7 3LD

A Four Bedroom Detached Family Home Located in the Village of Kingston with Spacious Accommodation and No Onward Chain.

## The Property

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Located in the popular village of Kingston near Lewes, this four-bedroom detached family house offers a significant opportunity for those seeking a spacious home. Available with no onward chain, the property is ready for immediate occupancy.

The ground floor features three reception rooms, providing flexible space for various uses such as a dining room, TV room, home office, or ground floor bedroom. The layout is designed for both everyday living and entertaining.

The modern kitchen overlooks the large private garden. This contemporary space includes modern fittings and ample work surfaces opening into the dining area. Large windows create a bright atmosphere, with convenient access for outdoor dining/entertaining.

Upstairs, there are four well-proportioned bedrooms with the back rooms having views up the Downs. The master bedroom offers a private space, while the additional three bedrooms accommodate family or guests. The property includes a family bathroom and a downstairs cloakroom. The upper floor maximises space and natural light with large windows.

A key feature of this property is its large, private garden which offers a good degree of privacy and has a side access gate. This outdoor area is suitable for recreation, gardening, and entertaining, offering a peaceful escape.

Further benefits include an integrated garage for parking or storage with a driveway in front. The village location provides access to local amenities, including the local school, the Juggs pub, and other village amenities. The community atmosphere and facilities make it an ideal family setting.

Lewes is a historic market town known for its independent shops, cafes, and cultural attractions. Transport links offer easy access to Brighton, London, and beyond, suiting commuters while retaining rural charm. This property combines a peaceful village setting with nearby town amenities and transport connections.

This extended four-bedroom detached family house on Monckton Way, Lewes, is a substantial home in a desirable location. With generous living spaces, a modern kitchen, a large private garden, and no onward chain - a viewing is recommended.

## 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 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.

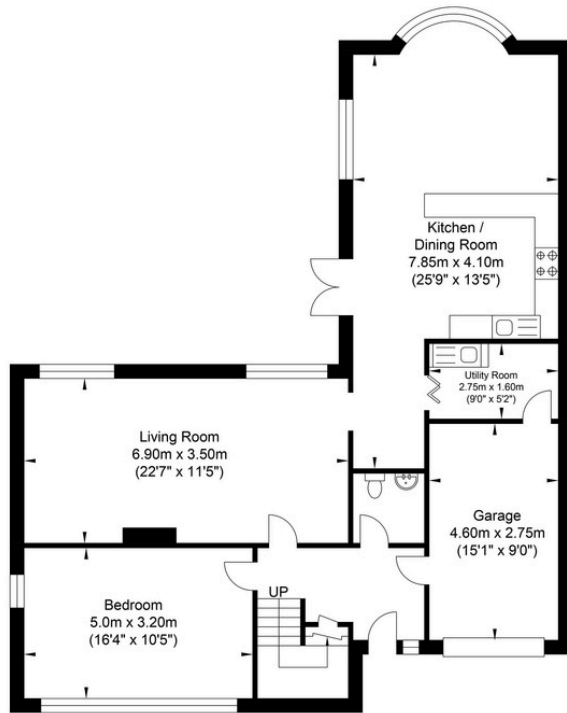
Additionally, Lewes offers a wide range of popular cafe's, old inns and restaurants as well as a farmers market held the first weekend of every month. The internationally recognised Glyndebourne Opera House is located approx 4 miles from Lewes. High quality sports facilities including Pool, Track, Tennis 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.



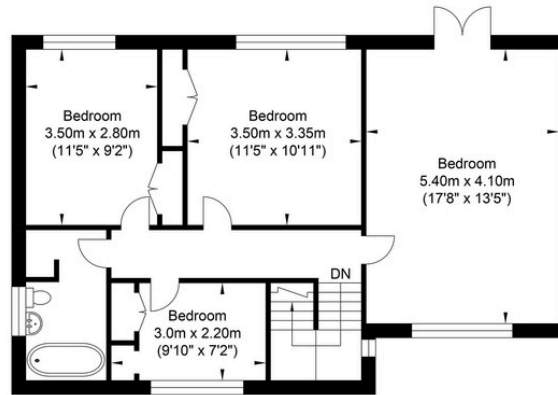




# Monckton Way, Kingston



Ground Floor  
Approximate Floor Area  
1109.0 sq ft  
(103.03 sq m)



First Floor  
Approximate Floor Area  
804.60 sq ft  
(74.75 sq m)



Approximate Gross Internal Area = 177.78 sq m / 1913.60 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Material information  
Tenure - Freehold  
EPC - C  
Council Tax Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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