



Juggs Barn, The Street, Kingston, Lewes, East Sussex, BN7 3PB

£1,000,000



The Property

Located on a sought-after country lane leading directly to the South Downs, this four-bedroom, attached Grade II Listed barn offers a unique home with character and versatility. Situated in a popular village close to the historic market town of Lewes, this property combines rustic charm with comfortable living, suitable for families or those seeking a rural lifestyle with convenient access to amenities. The property has an interesting history and would now benefit from some upgrading and re-modelling.

Inside, the Grade II Listed property features exposed timbers throughout and quarry tiled floors, exposed flint walls reflecting its barn heritage. The reception rooms feature either a wood-burning stove or open fireplaces, providing a focal point for each of the rooms. The main reception rooms opens onto the garden.

The upper floor has three bedrooms, each with countryside views. There are also two bathrooms, designed for convenience and comfort, or indeed the Main reception room could be upstairs and the main bedroom downstairs - it is all very versatile.

Outside, a double garage offers secure parking and storage. Additional ancillary storage rooms are available for storage for outdoor hobbies/general storage rooms. The private walled rear garden provides a secluded outdoor space which is a real sun trap for dining or relaxation. The walled perimeter offers privacy and security and there is a rear access gate which is very useful. There is a gravel driveway approaching the property and a five bar gate.

The location of this Grade II Listed barn is notable. Its position on a country lane provides direct access to the South Downs, suitable for outdoor activities. The village offers a community feel and local amenities such as the Juggs Pub and a good local school. The village green is just across the lane beside the church. Proximity to Lewes provides access to shops, restaurants, cultural attractions, and transport links, including a mainline railway station with services to London. This combination of rural setting and urban convenience makes this property a strong offering. Viewing is recommended to appreciate the property's character, space, and setting.







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 neighboring villages and to Lewes. There is also a cycle path into Lewes and a regular bus service.

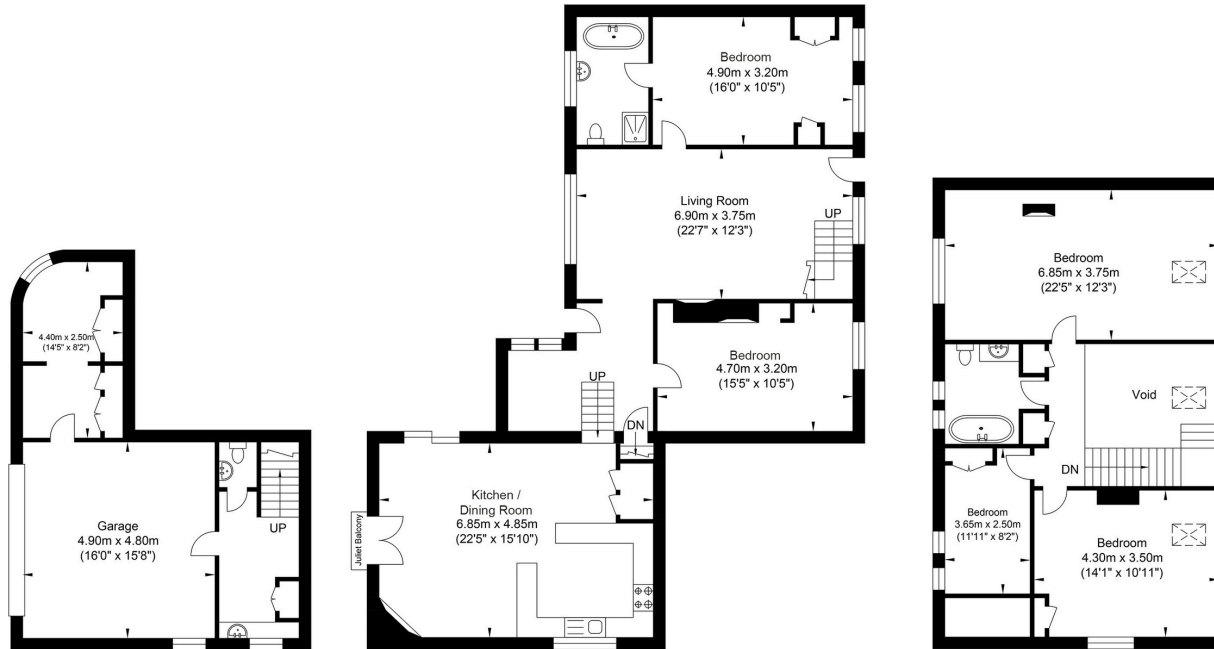
Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The station which is within walking distance, offers links 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.

The Street, Kingston



Lower Ground Floor
Approximate Floor Area
481.90 sq ft
(44.77 sq m)

Ground Floor
Approximate Floor Area
1175.20 sq ft
(109.18 sq m)

First Floor
Approximate Floor Area
823.22 sq ft
(76.48 sq m)

Approximate Gross Internal Area = 230.43 sq m / 2480.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Material information
Tenure - Freehold
Council Tax Band - G



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