




3 Lockitt Way

Kingston, Lewes, East Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive modern property beautifully updated by the current owners with stunning Downs views

A modern sensitively-extended detached family home arranged predominantly over two floors. The property benefits from beautiful parquet flooring that extends across much of the ground floor, providing practicality and cohesion to the living environment. It is located in a sought-after village in the South Downs National Park, near to local and town centre amenities.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DRIVEWAY & GARAGE



GARDEN



FREEHOLD



RURAL/VILLAGE



2,233 SQ FT



**GUIDE PRICE
£950,000**



The property

3 Lockitt Way is an attractive part-tile-hung detached family home, sensitively extended to offer more than 2,200 sq. ft. of light-filled flexible accommodation arranged predominantly over two floors. Configured to provide an ideal family and entertaining space and featuring a wealth of wooden parquet flooring throughout.

The ground floor accommodation flows from a welcoming reception hall with useful storage and cloakroom and comprises a front aspect sitting room with multi fuel stove, a well-proportioned front aspect study and an extensive kitchen/dining room with a range of wall and base units including a large central island with breakfast bar, complementary worktops, modern integrated appliances including a wine chiller and a dining area with space for a sizeable table. There are French doors to the garden and a door to the terrace from the dining area and through the hall there is a useful fitted utility room with Belfast sink and a door to the integral garage.

On the first floor the property provides a spacious principal bedroom with French doors to a front aspect Juliet balcony, built-in storage and modern en suite bathroom with twin sinks, bath and separate shower. There are four further well-proportioned bedrooms, three with built-in storage, and a modern family bathroom. The property also benefits from a vaulted loft space, currently configured as an office but suitable for a variety of uses.

Outside

The property is approached over a block-paved driveway providing private parking for two cars and gives access to the integral garage. The enclosed garden to the rear is laid mainly to gently-sloping lawn bordered by mature shrubs and trees. It also features a paved terrace accessible from the dining area and rear hall, together with a separate decked seating area at the top of the garden, ideal for entertaining and enjoying stunning views over the South Downs.



Location

Set at the foot of the South Downs and enjoying easy access to the South Downs Way, Kingston village offers local shopping, a church, village hall, public house, primary school, tennis courts, garden centre and riding school. The county town of Lewes provides excellent boutique and high street shopping, supermarkets, restaurants, public houses, a cinema, golf course and racecourse. Further amenities are also available in both Brighton and Haywards Heath. Communications links are excellent: Kingston's bus service links to Lewes and the Sussex coast, the A27 (0.9 mile) gives access to the A23/M23 and motorway network, and Lewes station (2.4 miles) offers regular services to major regional centres and to central London in a little over an hour. The area offers a good range of state primary and secondary schooling together with a wide selection of independent schools including Ilford and Kingston CofE Primary School, Wallands Community Primary and Nursery School, Southover CofE Primary School, Western Road Community Primary School, Lewes Old Grammar School, Northease Manor School and Priory School.

Distances

- Kingston 0.4 mile
- Lewes 2.8 miles
- Brighton 7.7 miles
- Haywards Heath 14.1 miles
- Central London 70.5 miles

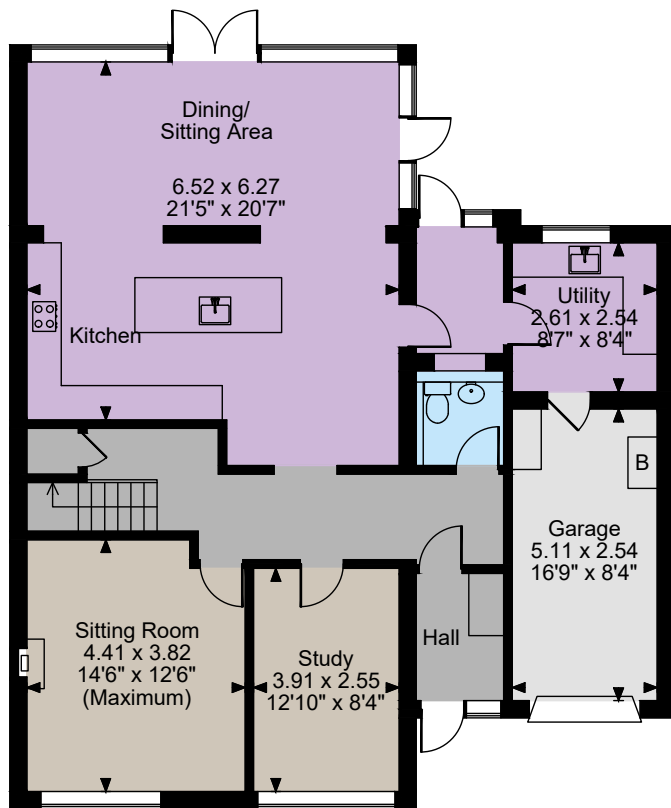
Nearby Stations

- Lewes
- Cooksbridge
- Falmer
- Southease

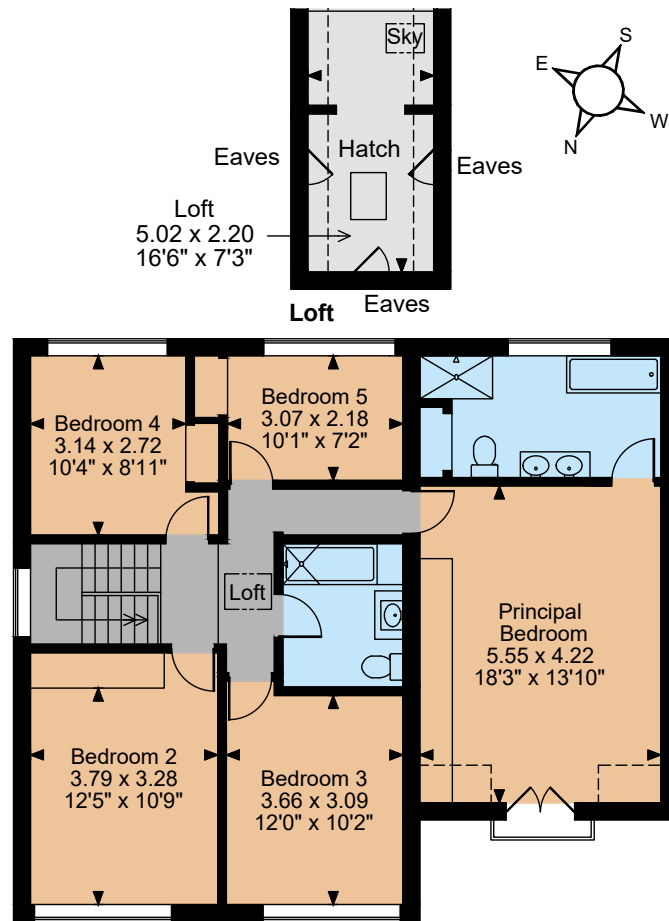
Key Locations

- South Downs National Park
- Anne of Cleves House
- Lewes Castle
- Southover Grange Gardens
- Lewes Priory
- Glyndebourne
- Sussex Heritage Coast





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height



Floorplans

Main House internal area 2,233 sq ft (207 sq m)
 Garage internal area 140 sq ft (13 sq m)
 Total internal area 2,373 sq ft (220 sq m)
 For identification purposes only.

Directions

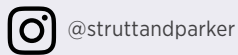
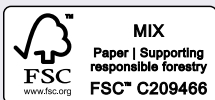
BN7 3LG
 ///what3words: vibrate.still.window - brings you to the driveway

General

Local Authority: Lewes District Council
 Services: All mains services. Gas fired boiler.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band F
 EPC Rating: D

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