



KINGSTON

Winkworth



WHITE GATES

White Gates is a modern, well presented single storey property located in the highly desirable village of Kingston, near Lewes. This light and airy property is positioned in a quiet, private road close to the South Downs.

An entrance hall with porch leads to a bright, dual aspect living room with parquet flooring and large sliding doors on to the patio. The modern open plan kitchen/dining area is fully fitted with attractive cabinetry, large pantry, gas cooker and doors to the patio. It really is the heart of the home and provides a warm and sociable space to cook and entertain. A separate utility area lies beyond.

The spacious, dual aspect, main bedroom with built in cupboards has views over the garden to the side. Two further good sized double bedrooms are adjacent while a further double bedroom is located at the other side of the property.

There is a tiled family bathroom with bath and overhead shower, a second shower room and a separate cloakroom.

To the front, the property has a pretty hedge surround. The garden, mainly paved or laid with pebbles, lies to the front and side of the property .

There is on road parking for several cars to the front of the property.

AT A GLANCE....

- Well presented single storey property
- Light and airy
- Deceptively spacious
- 4 double bedrooms
- Quiet, private road
- Entrance hall and porch
- Large dual aspect living room with parquet flooring
- Spacious kitchen/dining room with doors leading to the patio
- Master bedroom with views to the garden
- Three further double bedrooms
- Tiled bathroom with in bath shower
- Shower room
- Separate cloakroom
- Low maintenance courtyard
- Peaceful pebbled rear garden with large shed
- Immediate access to beautiful Downland walks

SITUATION

Kingston is a charming village situated in the Lewes District of East Sussex. The village is mentioned in the Domesday Book and is around 2 miles south of Lewes on the slopes of the South Downs, with its own Ofsted-rated 'Good' primary school, cosy public house, village hall and riding stables.

Nearby Lewes is a thriving country town providing excellent recreational and cultural facilities. The internationally renowned Glyndebourne Opera House is about 2.5 miles to the east, while the colourful, bustling city of Brighton is 8.5 miles to the south, offering a range of shopping and amenities. The South Downs National Park provides wonderful country walks.

Lewes train station has a regular service to London Victoria (65 mins). Lewes has many excellent state schools.

Private schools in the area include: Lewes Grammar School, Brighton College, Roedean and Hurstpierpoint College.



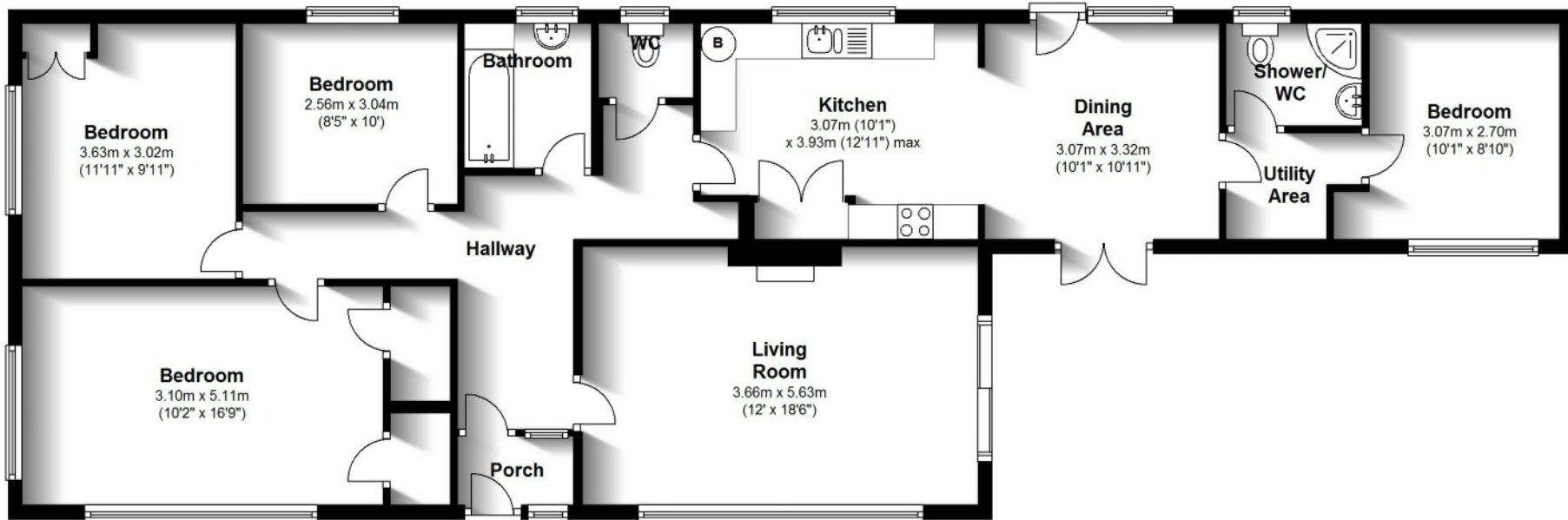








Approx. 116.2 sq. metres (1250.5 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 sq. feet)



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