



£300,000 offers in excess of

1 Snednore, Wellgreen Lane, Kingston, East Sussex, BN7 3NL

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## Overview...

A rare opportunity to acquire this charming three-bedroom semi-detached family home, tucked away in a peaceful cul-de-sac in the sought-after village of Kingston.

While the property would benefit from modernisation, it offers excellent scope for improvement and potential for further development (stpp), making it an ideal prospect for buyers looking to create a tailored home.

Inside there is a spacious entrance hall leading to versatile open-plan living and dining area, filled with natural light. The fitted kitchen provides access to a useful utility room, along with the added convenience of a cloakroom/WC. On the first floor, there are three bedrooms of varying proportions and a family bathroom featuring a walk-in shower.

Externally, the property is set within generous and well-established front and rear gardens, offering an abundance of greenery and planting with picturesque open countryside views.

VIEWING RECOMMENDED



## The property...

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**ENTRANCE HALL-** Spacious entrance hall with front and side aspect double glazed windows, stairs to first floor and door to-

**DINING ROOM-** A generous size space with feature fireplace with tiled surround and hearth, picture rails and side aspect window overlooking into the pretty garden. This opens to-

**SITTING ROOM-** A good size room, measuring 16ft x 10'11ft, with expansive side aspect window looking into the garden. With built in cupboard and door to-

**KITCHEN-** A naturally bright space with a fitted kitchen comprising shaker style wall and base units and complementing granite effect work surfaces. One and half bowl sink with double glazed window above flooding the room with natural light, 4 ring ceramic hob with integrated cooker hood above, integrated eye-level double oven. Space for dishwasher, fridge-freezer and door to-

**UTILITY-** Fitted wall and base units with space for washing machine and tumble dryer. Door to rear garden and door to-

**CLOAKROOM/W.C.-** Painted brick with wc

**FIRST FLOOR LANDING-** Side aspect double glazed window

**BEDROOM-** A super double room with side aspect double glazed window, built-in cupboard

**BEDROOM-** A good size double room with side aspect double glazed window overlooking the rear garden, built in cupboard

**BEDROOM-** A single bedroom with side aspect window and built in wardrobe





## *Property and Outside...*

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**BATHROOM-** Fitted with a walk-in shower with glass screens, pedestal hand wash basin, low-level wc with tiled surround and side aspect window

**WORKSHOP-** A great storage space with pedestrian door from the garden and side aspect window

**FRONT GARDEN-** A gently curving pedestrian pathway leads to the front door through the beautifully maintained front garden. Made up from mainly laid to lawn, framed by well-stocked flowerbeds, the garden is bordered by mature shrubs, trees and boundary fencing with a side gate providing direct access to the rear garden.

**REAR GARDEN-** A deceptively generous garden to the rear where views over open fields can be seen beyond. Predominantly laid to lawn, fence enclosed, with established trees, and plants with a block paved pathway running through. Block paved patio at the rear of the property is ideal for alfresco dining and entertaining; a wooden storage shed, and greenhouse proves helpful for further storage and keen gardeners

**PARKING-** On street parking





## Location...

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**Snednore** is a pretty cul de sac located in the heart of Kingston village, within striking distance of the highly acclaimed primary school and stunning countryside walks.

**Kingston** is a desirable and picturesque village set at the foot of the South Downs. The village benefits from the The Juggs Inn public house, which serves food and features a delightful pub garden. The village also features a popular infant and junior school.

The Village has a good range of leisure activities including a public access tennis court, two village greens, and a modern village hall which can be hired for events. The garden centre provides a popular café. The village is within easy access to The South Downs Way and many other charming country walks via footpaths and bridleways to neighbouring villages, Lewes and the Sussex coastline. There is also a cycle path into Lewes and a bus service to Lewes and the Sussex coast.

Lewes mainline railway station is just over 2 miles away (source Google Maps) and offers direct services to Brighton and London.



Tenure - Freehold

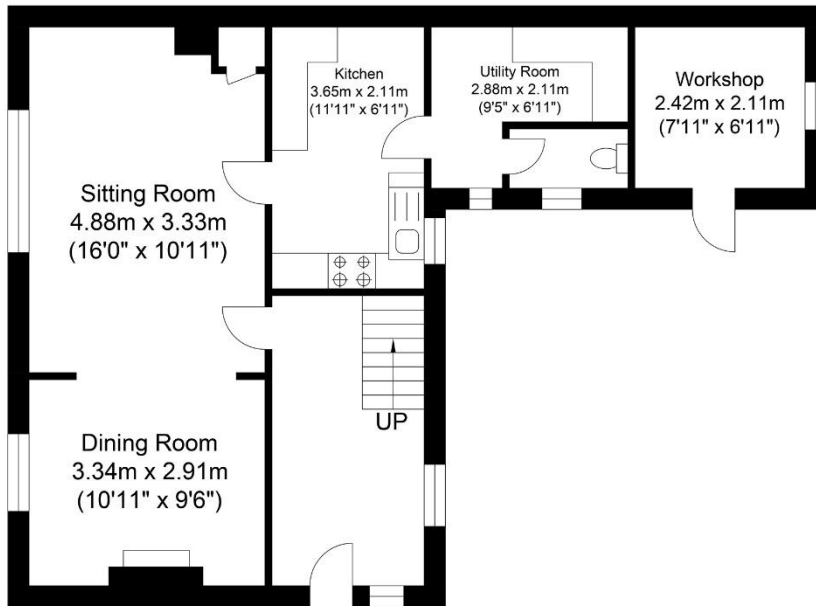
Gas central Heating

Double Glazing.

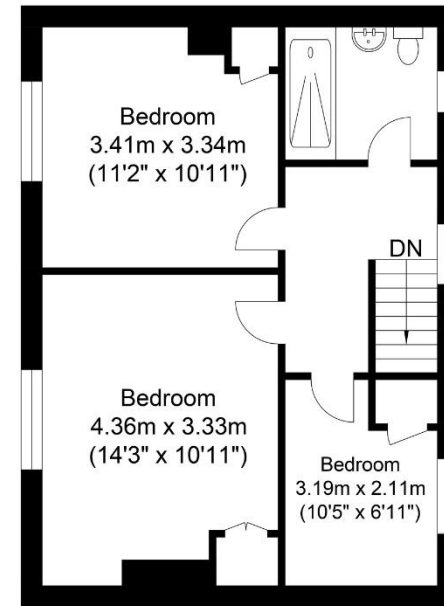
EPC Rating - D

Council Tax Band - A

Viewing recommended



Ground Floor  
Approximate Floor Area  
605.57 sq ft  
(56.26 sq m)



First Floor  
Approximate Floor Area  
473.82 sq ft  
(44.02 sq m)

Approximate Gross Internal Area = 100.28 sq m / 1079.40 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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