



179 Kings Drive, Eastbourne, BN21 2UH

Price Guide £475,000



An ATTRACTIVE DETACHED THREE BEDROOM FAMILY HOME, offered to the market CHAIN FREE with comfortable accommodation across two floors to include a DUAL ASPECT SITTING ROOM, a MODERN KITCHEN and three bedrooms to the first floor with a SEPARATE SHOWER and TWO CLOAKROOMS. A particular feature of the property are the LOVELY, ESTABLISHED GARDENS, along with OFF ROAD PARKING and a GARAGE to the front aspect. Highly recommended by sole agents Messrs Hunt Frame.

Kings Drive is enviably situated in an exclusive residential area of Eastbourne with both Old Town and Hampden Park readily accessible. There are a number of local shops close by, as is Eastbourne's town centre which has a principal shopping thoroughfare and newly constructed Beacon centre. Sporting facilities in the Eastbourne area include three principal golf courses, indoor & outdoor tennis and bowls. To the west of Eastbourne lies miles of scenic countryside of the South Downs National Park



ENTRANCE PORCH

With glazed side panel. Opening to:

ENTRANCE HALL

Radiator. Doors off to the Sitting room, Kitchen and Cloakroom. Telephone point. Stairs rising to the first floor landing.

GROUND FLOOR

CLOAKROOM

Suite comprising of a low level WC. Wall mounted wash hand basin. Fully tiled walls. UPVC double glazed window to the side.

SITTING ROOM

15'6 x 11'9 (4.72m x 3.58m)

UPVC double glazed windows to the front aspect. Double glazed sliding patio doors overlooking and giving access to the terrace and gardens. Two radiators. Feature fireplace with mantle and tiled surround with a gas point to the side.

KITCHEN/DINER

15'1 x 9'0 (4.60m x 2.74m)

Re-fitted in a modern white range of wall mounted and floor standing units and drawers with complementary roll edged work surfaces. Inset 1 1/2 bowl sink unit with mixer tap and drainer. Integrated slimline dish washer. Deep pan drawers. Eye level Bosch electric oven with matching microwave above. Integrated fridge and freezer. Pantry style pull out drawers. Four ring Bosch induction hob with extractor unit over. Space for a Breakfast table. UPVC double glazed windows overlooking the rear garden. Door to:

REAR LOBBY

UPVC double glazed door giving side access.

FIRST FLOOR LANDING

Double glazed window on the half landing. Spacious main landing with loft access. Door to a storage cupboard. Doors off to the bedrooms, bathroom and separate WC.

PRINCIPAL BEDROOM

16'2 x 10'6 (4.93m x 3.20m)

With fitted wardrobes and matching dresser. UPVC double glazed window to the front aspect and further window to the rear overlooking the gardens. Fitted with a full run of three matching double

wardrobes, one with a mirror front. Radiator.

BEDROOM TWO

9'5 x 7'3 (2.87m x 2.21m)

UPVC double glazed window to the rear. Radiator. Fitted wardrobes.

BEDROOM THREE

9'9 x 6'11 (2.97m x 2.11m)

UPVC double glazed window to the front. Radiator. Door to a storage cupboard.

OUTSIDE

REAR GARDEN

The gardens being a particular feature of the property extending to over 100' in length. Initially laid as paved patio seating area. Pathway to the remainder of the gardens which are lawned with extensive mature and established shaped and planted borders to include flowering shrubs and trees with a tree lined rear aspect. Gated side access to :

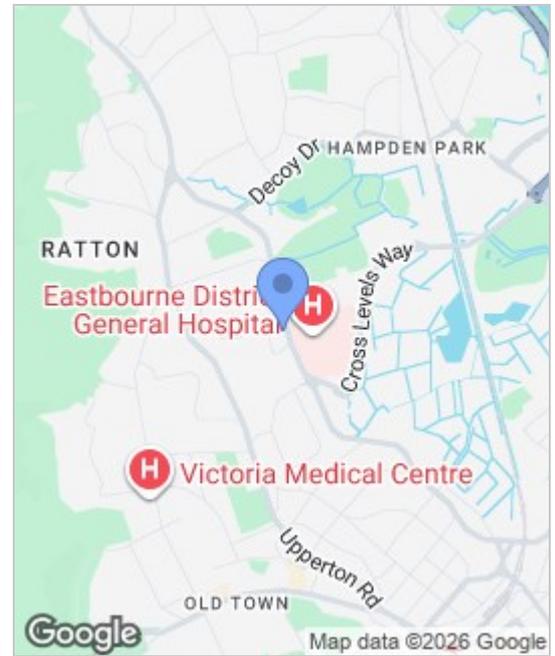
GARAGE

12'6 x 9'8 (3.81m x 2.95m)

Twin opening wooden doors to the front aspect, power and light, UPVC double glazed window to the side aspect with a wooden personal door giving side access to the house and gardens, wall mounted boiler, plumbing and space for a washing machine, further appliance space to the side.

DRIVEWAY

Block paved driveway providing off road parking. Area of Lawn with shaped borders.



Approx Gross Internal Area 146 sq m / 1578 sq ft
Approx 55 sq m / 592 sq ft
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	62	70
			England & Wales
			EU Directive 2002/91/EC

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