

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**3 Kings Drive, Upperton, Eastbourne, BN21 2NX**

**Price £590,000 Freehold**

Taylor Engley are pleased to bring to the market, this **SUBSTANTIAL THREE BEDROOM DETACHED CHARACTER HOUSE**, located in the favoured Kings Drive. The property offers exceptionally spacious rooms making it an ideal family home, with two large receptions rooms, a modern fitted kitchen/breakfast room, utility room, ground floor cloakroom, three large double bedrooms an an impressive family bathroom. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = TBC.**



The property is located in the favoured Kings Drive, being approximately one mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. The property is also ideally located for access to Eastbourne District General Hospital and bus services which serve the local area. Local shops can be found in the nearby Framfield Way.

**\* ENTRANCE VESTIBULE \* HALLWAY \* DINING ROOM \* LOUNGE \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* CLOAKROOM/WC \* THREE DOUBLE BEDROOMS \* FAMILY BATHROOM \* GARDENS TO FRONT AND REAR \***



## FRONT DOOR TO:

### ENTRANCE VESTIBULE

Tiled floor, door to:

### HALLWAY

Stripped floorboards, radiator, understairs storage cupboard.

### DINING ROOM

14'11" x 12'11" max (4.55m x 3.94m max)  
Feature fireplace with inset living flame gas fire, radiator, double glazed window with fitted blinds enjoying outlook to front.

### LOUNGE

17'7" x 14'5" max (5.36m x 4.39m max)  
Feature fireplace with inset living flame gas fire, radiator, double glazed windows and French doors overlooking the rear garden.

### CLOAKROOM/WC

White suite comprising low level wc, washbasin, double glazed window to front.

### KITCHEN/BREAKFAST ROOM

16'2" x 11'11" max (4.93m x 3.63m max)  
Fitted with a range of modern white high gloss drawers, with tiled worksurfaces over, sink unit, space for fridge freezer, radiator, space for Range style cooker, double glazed feature arch window overlooking the rear garden and smaller window to side, tiled floor, door to side.

### UTILITY ROOM

7'5 x 6'10 (2.26m x 2.08m)  
Wall mounted Worcester gas boiler, space and plumbing for washing machine and slimline dishwasher, fitted cupboards, worksurface, sink unit, double glazed window to front with fitted blind, tiled floor.

From the hallway, stairs rise to the first floor landing with window to side.

### BEDROOM ONE

19'5" x 14'9" (5.92m x 4.50m)  
Feature fireplace, radiator, large double glazed windows with outlook to rear, eaves cupboards.

### BEDROOM TWO

15'6" x 14'4" (4.72m x 4.37m)  
Feature fireplace, double glazed window with outlook to front and fitted blinds, eaves storage cupboard.

### BEDROOM THREE

11'11" x 10'6" (3.63m x 3.20m)  
Radiator, double glazed window with outlook to rear, eaves storage cupboard.

### FAMILY BATHROOM

10'8" x 7'6" (3.25m x 2.29m)  
Suite comprising cast iron freestanding bath, large shower cubicle, washbasin with cupboards below, low level WC, radiator, double glazed window to front with fitted blinds, large walk-in airing cupboard housing the hot water cylinder, hatch to loft space.

### GARDENS

Gardens to front and rear, with gate to side. The rear garden enjoys a patio area, lawn, well stocked flower beds with a variety of trees and shrubs, timber shed, outside tap.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND:

Council Tax Band E.

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

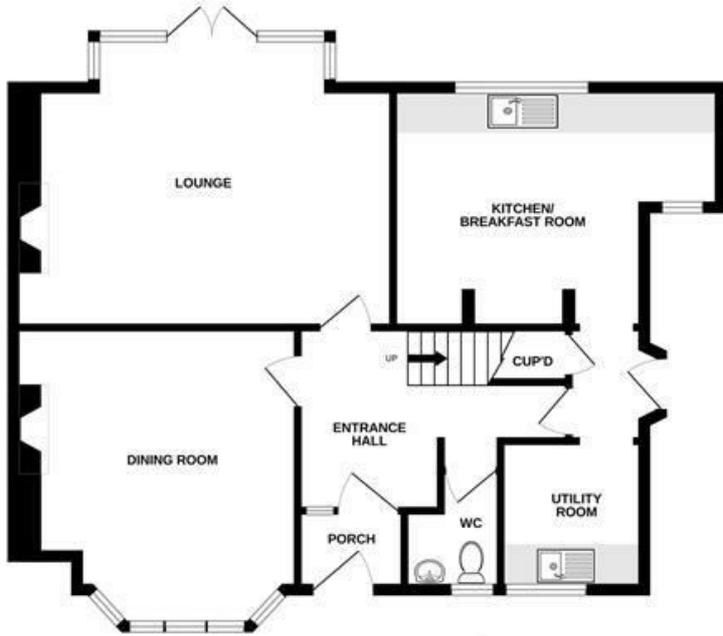
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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