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Taylor Engley



286a Kings Drive, Eastbourne, East Sussex, BN21 2YB

Asking Price £800,000 Freehold

Taylor Engley are delighted to offer to the market this **INDIVIDUALLY DESIGNED DETACHED HOME**, located in the desirable Kings Drive. This spacious property is considered to be well presented and provides ideal family accommodation with the benefit of gas fired central heating, privately owned solar panel system subsidising the annual energy costs and double glazed windows. Features include an open plan sitting/dining room, study, spacious kitchen/breakfast room and four double bedrooms.

Outside there is spacious driveway parking an integral double garage and the plot extends to approximately 0.26 of an acre.



The property is located in the highly sought after Kings Drive being within close proximity to both the West Hampden Park and Willingdon area. Hampden Park with its woodland walks, lake and playing field is close by and the property is also situated within easy access to the David Lloyd Health Club, Willingdon Golf Course and Eastbourne District General Hospital. Schools for most age groups are within a one mile radius and bus services pass along Kings Drive to Eastbourne's town centre which is approximately two and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** INDIVIDUAL DESIGNED HOME * ATTRACTIVE GARDEN SETTING WITH A PLOT OF APPROXIMATELY 0.26 OF AN ACRE * SOUGHT AFTER KINGS DRIVE LOCATION * FOUR DOUBLE BEDROOMS * SPACIOUS SITTING ROOM OPEN PLAN TO DINING ROOM * STUDY * SPACIOUS KITCHEN/BREAKFAST ROOM * DOULBE GARAGE AND AMPLE DRIVEWAY PARKING * IDEAL FAMILY HOME * GAS FIRED CENTRAL HEATING * PRIVATELY OWNED SOLAR PANEL SYSTEM SUBSIDISING ANNUAL ENERGY COSTS * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Feature exposed brick wall, radiator, personal door to garage.

Cloakroom

Low level wc, wall mounted wash hand basin, part tiled walls, consumer unit.

Glazed door from entrance vestibule to:

Hall

Spacious hall, two full height built-in cupboards one housing Alpha gas fired boiler, radiator, window to side, door to:

Sitting Room

24'4 x 13'11 (7.42m x 4.24m)

Spacious room with outlook to front, feature fireplace with wood burner, central heating programmer, three radiators, three windows to front, wide opening to:

Dining Room

12'11 x 11'11 (3.94m x 3.63m)

(11'11 to chimney breast)

Outlook to rear, radiator, patio door to rear.

Study

13' max x 7'11 (3.96m max x 2.41m)

Radiator, outlook to rear.

Kitchen/Breakfast Room

18'1 max x 15'4 max (5.51m max x 4.67m max)

(maximum measurements include depth of fitted units)

Comprises: range of base and wall mounted cupboards, work tops with tiled splash back and inset twin bowl sink unit, central island unit with breakfast bar, gas hob the ceiling mounted extractor fan over, Stoves eye level gas oven with cupboard above and below, dishwasher, space for under counter fridge, radiator, outlook to rear, connecting doors to dining room, entrance hall and door to:

Side Lobby

Fitted work top with shelving over, door to side.

Stairs rising from hall to half landing with radiator, stairs continuing to first floor landing.

First Floor Landing

Linen cupboard with shelving and central heating programmer.

Bedroom 1

23'9 max x 12'1 max (7.24m max x 3.68m max)

(maximum measurements provided)

Spacious principle bedroom with outlook to rear, range of built-in wardrobe cupboards, radiator.

En-Suite Bathroom

Bath with mixer tap, separate shower cubicle, wash hand basin set into fitted unit, wc with concealed cistern, wall mounted cabinet with mirror and shelving, chrome effect heated towel rail, tiled walls, window to side.

Bedroom 2

13'9 x 10' (4.19m x 3.05m)

(10' to cupboard front)

Full height fitted wardrobe cupboards, radiator, outlook to rear.

Bedroom 3

12'11 x 10'4 (3.94m x 3.15m)

12'11 to cupboard front)

Double aspect room with outlook to front and side, full height built-in wardrobe cupboard, radiator, loft hatch to roof space.

Bedroom 4

11'1 x 10'10 (3.38m x 3.30m)

(10'10 to cupboard front)

Built-in wardrobe cupboard, radiator, outlook to front.

Family Bathroom

Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level wc, radiator, tiled walls, light with shaver point, window to front.

Double Garage

17'11 x 16'7 (5.46m x 5.05m)

(maximum measurements provided include depth of internal pillars, fittings and structures)

Pitched roof, light and power, plumbing for washing machine, wash hand basin, electrically operated door to front, single glazed window to rear and personal door to entrance vestibule.

Driveway Parking

Spacious driveway parking to front of property providing ample off road parking leading the covered port area preceding garage

Front Garden

Established borders with various mature trees and shrubs, lawned area, integral store cupboard to side of property housing meters and solar panel equipment, outside light.

Rear garden

Considered to be a feature of the property, having patio area to immediate rear, areas of lawn a large central pond, vegetable garden area, outside tap, three sheds and a greenhouse, gate to side.

COUNCIL TAX BAND:

Council Tax Band -'G' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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:

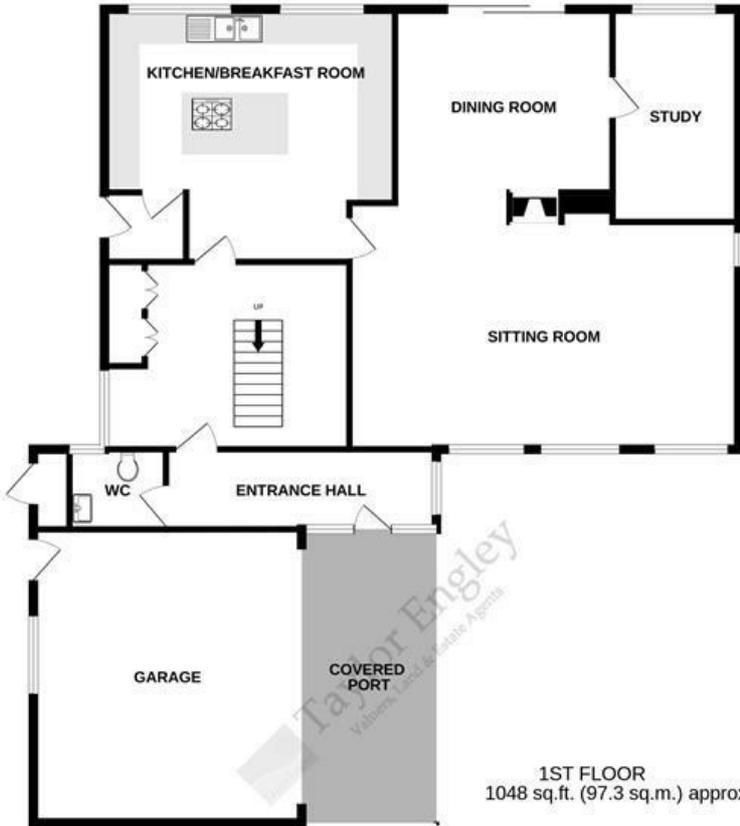
All appointments are to be made through TAYLOR ENGLELY.



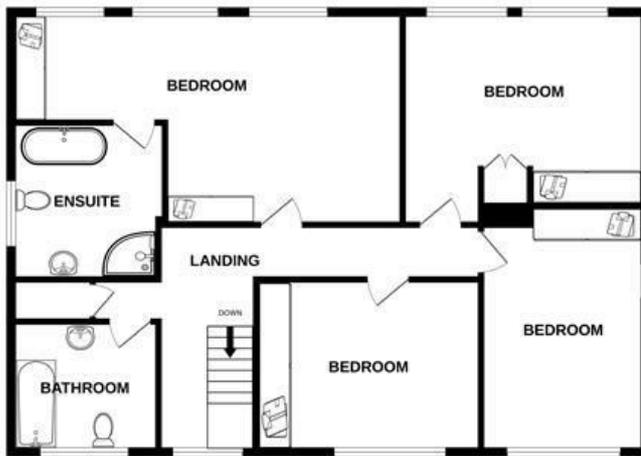




GROUND FLOOR
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales 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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