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**Taylor Engley**



**11 Kings Drive, Eastbourne, East Sussex, BN21 2NX**

**Asking Price £600,000 Freehold**

An excellent opportunity arises to acquire this **SPACIOUS FOUR BEDROOMED DETACHED CHARACTER HOME**, located in the favoured Kings Drive. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include two separate reception rooms, fitted kitchen/breakfast room with Aga, utility room, four bedrooms - one with en-suite and a family bathroom. Outside there is driveway parking and a garage to the front and the rear garden enjoys a south westerly aspect and extends to approximately 100' in depth. EPC'E.



**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.**

**\* DETACHED CHARACTER HOME IN FAVOURED KINGS DRIVE \* TWO SEPARATE RECEPTION ROOMS \* KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* CLOAKROOM \* FOUR BEDROOMS - ONE WITH EN-SUITE \* FAMILY BATHROOM \* DRIVEWAY PARKING \* GARAGE \* REAR GARDEN ENJOYING A SOUTH WESTELRY ASPECT \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* INTERNAL INSPECTION HIGHLY RECOMMENDED \***



## The accommodation

Comprises:

Double Oak doors opening to:

### Entrance Vestibule

Tiled floor, part glazed door with side panel opening to:

### Entrance Hall

Engineered Oak flooring, radiator with fitted cover, understairs storage cupboard.

### Cloakroom

Low level wc, wash hand basin set into cabinet, tiled flooring, window to front.

### Sitting Room

16'3 max x 14'11 max (4.95m max x 4.55m max)  
(16'3 max to rear doors x 14'11 max including depth of chimney breast)  
Spacious room with fireplace having fitted wood burner and tiled hearth, picture/delf rail, radiator with fitted cover, double doors opening to rear garden.

### Dining Room

14' max x 13'5 max (4.27m max x 4.09m max)  
(14' max to chimney breast x 13'5 max into bay).  
Attractive bay fronted room with fitted window shutters, picture/delf rail, fitted shelving with cabinets below, radiator, outlook to front.

### Kitchen/Breakfast Room

12'6 x 11'10 (3.81m x 3.61m)  
(12'6 extending to 15'4 into recess)  
Maximum measurements provided include depth of fitted units.  
Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with tiled splash back, range of base and wall mounted cupboards, gas fired Aga, space for fridge/freezer, Bosch dishwasher, downlighters, outlook to rear, door to utility room.

### Utility Room

9'6 max x 5'11 max (2.90m max x 1.80m max)  
(Maximum measurements including depth of units). Twin bowl stainless steel sink unit set into base unit, wall mounted cupboard, space and plumbing for washing machine, door to side lobby.

### Side Lobby

16' max x 4'6 max (4.88m max x 1.37m max)  
(4'6 max reducing to 3'3) Covered side area having doors to front and rear and access to integral cupboard housing Ideal Classic wall mounted gas fired boiler and gas meter, also having water tap, power and space for tumble dryer if required and window to front.

Stairs rising from entrance hall to:

### First Floor Landing

Central heating programmer, built-in cupboard housing cylinder and shelving, loft hatch to roof space with fitted loft ladder and light, two velux windows.

### Bedroom 1

13'9 max x 11'11 max (4.19m max x 3.63m max)  
Built-in wardrobe cupboard, radiator, recess with wash hand basin set into cabinet, outlook to rear.

### Bedroom 2

15'9 max x 11'11 max (4.80m max x 3.63m max)  
(L' shaped room maximum measurements provided). Radiator, outlook to rear.

### En-Suite Shower Room

Shower cubicle with Aqualisa shower unit, corner wall mounted wash hand basin with mixer tap, low level wc.

### Bedroom 3

14' x 9'10 max (4.27m x 3.00m max)  
(14' extending to 17'9 max into door recess).  
Maximum measurements including depth of fitted furniture. Fitted desk with cabinets below, fitted cupboard unit, radiator, outlook to front.

### Bedroom 4

14'11 max x 7'5 max (4.55m max x 2.26m max)  
(14'11 max into window recess). Radiator, outlook to side.

### Family Bathroom

Shaped bath with rainhead style shower over and handheld shower, shower screen, wash hand basin set into cabinet, low level wc, chrome effect heated towel rail, small storage cabinet, downlighters, two windows to side.

### Outside

#### Front

Block paved driveway parking.

#### Garage

16'5 x 9' (5.00m x 2.74m)  
(Maximum measurements including depth of internal fixtures, fittings and structures).  
Up and over door to front.

#### Rear Garden

15'4 x 9'1 (4.67m x 2.77m)  
Walled rear garden considered to be a feature of the property enjoying south westerly aspect and extending to approximately 100' (30.48m) in depth. Patio area to immediate rear, outside tap, steps rising to lawn area flanked by well stocked borders with a variety of established trees and shrubs, beds laid to bark preceding a further patio area with adjacent timber cabin (15'4 [4.67m] max x 9'1 [2.77m] max) having light and power, two covered garden storage areas to rear of cabin, brick built barbecue, further covered garden storage area, gate to side of property.

#### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

#### 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)

#### 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.

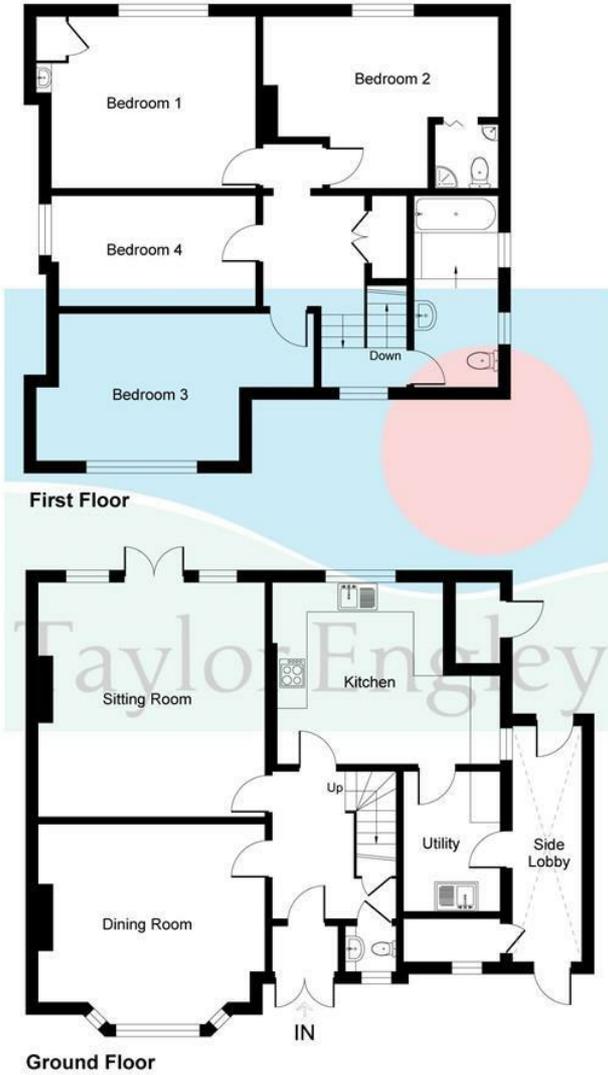






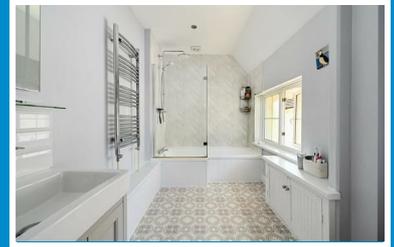
## Kings Drive, BN21

Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft (excludes side lobby)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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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>		50	
(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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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