

# HUNT FRAME

ESTATE AGENTS



**243 Kings Drive, Eastbourne, BN21 2UR**

**Price Guide £495,000**



SIGNIFICANTLY EXTENDED SEMI-DETACHED BUNGALOW, occupying a LARGE, LEVEL plot in this requested location. Owned for many years by the same family and IMPROVED over time and now providing a SPACIOUS SITTING ROOM, OPEN PLAN KITCHEN & DINING ROOM, SUN ROOM, THREE DOUBLE BEDROOMS and a large FAMILY BATHROOM. Externally the REAR GARDENS measure approximately 120' in length with a TERRACE, LAWN and display borders with useful OUTBUILDINGS, GARAGE AND extensive OFF ROAD PARKING. CHAIN FREE

Located on the edge of Hampden Park and close to local amenities and the district hospital. Eastbourne town centre is only a few minutes by car and the main routes out of the town are readily at hand. There are a large number of leisure amenities, golf courses and parks within easy reach and the beach and Sovereign Harbour are a short distance away.



## ENTRANCE

Entrance door into porch, leaded light window to the side aspect, wooden and glazed door into hallway.

## HALLWAY

Extremely spacious L shaped hallway with dado rail and coving, doors off to bedrooms, kitchen, family bathroom and reception.

## SITTING ROOM

16'2 x 12'0 plus recess (4.93m x 3.66m plus recess)

Spacious reception room with radiator, large recess, sliding double glazed doors overlooking and giving access into the sun room.

## KITCHEN

15'8 x 11'10 max (4.78m x 3.61m max)

Spacious open plan kitchen with a range of wall mounted and floor standing units with worktop space, fitted Neff double oven with four ring gas hob to side with extractor unit above, tiled splashbacks, plumbing and space for a dishwasher, space for an upright fridge/freezer, further cupboards and worktop space to the side, inset single drainer sink unit with mixer tap, double glazed window and matching door to the side elevation, open to the dining room.

## DINING ROOM

12'2 x 7'2 (3.71m x 2.18m)

Large dining area with an aspect to the rear with a UPVC double glazed window with direct views of the gardens, door to the sun room, vinyl flooring, radiator.

## SUN ROOM

13'3 x 7'9 (4.04m x 2.36m)

Spacious sun room with double glazed windows on two sides with a polycarbonate roof, double glazed door giving access to the terrace and gardens, wooden glazed door to dining room, sliding doors to the sitting room.

## BEDROOM 1

12'7 x 12'3 (3.84m x 3.73m)

Double glazed windows to the front aspect, matching fitted double wardrobes with louvre fronted cupboards, radiator, coving.

## BEDROOM 2

15'2 max x 12'0 (4.62m max x 3.66m)

Double glazed bay window to the front aspect, two radiators, built-in fitted wardrobe with louvre fronted cupboards, further furniture adjacent to the sleeping area and over.

## BEDROOM 3

13'7 x 11'0 (4.14m x 3.35m)

Double glazed window to the rear aspect, radiator, extensive range of fitted furniture, wardrobes and storage cupboards with matching dressing table and drawers.

## FAMILY BATHROOM

9'8 x 7'0 (2.95m x 2.13m)

Spacious family bathroom comprising of a large corner bath, low level WC, pedestal wash hand basin, radiator, part tiling to the walls, wall mounted heater, mirrored fronted cabinet, large corner enclosed shower cubicle with a sliding door and Mira shower unit.

## OUTBUILDINGS

Extensive brick built storage/outbuildings and comprising of two units, one 15'6 x 5' and the second 9'9 x 5'15, gated access to the front, personal door to the rear of the garage.

## GARAGE

15'7 x 9'2 (4.75m x 2.79m)

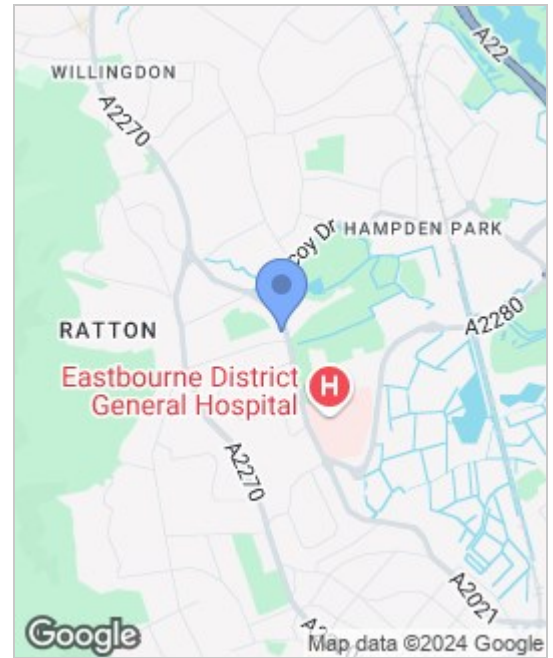
Up and over door to the front, power and light.

## REAR GARDEN

Large paved terrace, remainder laid to lawn with well established shaped borders and display beds, the rear aspect has further display beds and a greenhouse and a former kitchen garden area, hedge and fenced boundaries, in all approximately 120 feet in length with south facing views of the South Downs.

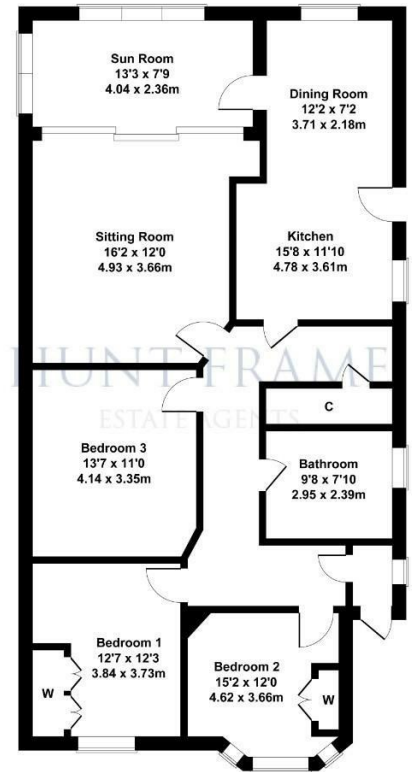
## FRONT GARDEN

Extensive off-road parking to the front aspect, access to the garage.



### 243 Kings Drive

Approximate Gross Internal Area  
1334 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.  
For Illustrative.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.