



# BROOK GAMBLE



**262 Kings Drive, Eastbourne, BN21 2XD**

**£475,000**

Brook Gamble are delighted to offer to the market this three bedroom, two reception room detached bungalow on Kings Drive. The property has been THE SUBJECT OF COMPLETE REFURBISHMENT and as such boasts a re-fitted kitchen, family shower room and en suite shower room, as well as new uPVC double glazing and new gas central heating. Being offered to the market chain free, the property offers, subject to the usual planning permission consents, SCOPE FOR EXTENSION. There is a CARPETED 28'2" x 9'7" LOFT ROOM with radiators and uPVC double glazing, as well as a large fenced rear garden. The front offers off street parking. Viewing is considered essential. Sole Agents.

Front door, with frosted side screens, to:

**Entrance Hall 22'9" in length (6.93m in length)**



Radiator. Inset ceiling spotlights. Wood effect flooring. Hatch to:

**Loft Space 28'2" x 9'7" (8.59m x 2.92m)**



Two radiators. uPVC double glazed window to side aspect. Hot water cylinder.

**Lounge 14'10" x 11'11" (4.52m x 3.63m)**



Radiator. High uPVC double glazed window to side. uPVC double glazed window to front,.

**Dining Room 10'5" x 8'10" (3.18m x 2.69m)**



Storage cupboard housing fusebox. further cupboard housing wall mounted gas boiler. Radiator. Wood effect flooring. uPVC double glazed window to side. Archway to:

**Kitchen 9'11" max x 9'1" excluding door recess (3.02m max x 2.77m excluding door recess)**



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with electric oven below and cooker hood above. Wall units. Integrated dishwasher. Space and plumbing for washing machine. Further appliance space. Radiator. Inset ceiling spotlights. Wood effect floor. Two uPVC double glazed windows to rear. Door to side.

**Bedroom 1 12'0" x 11'11" into recess (3.66m x 3.63m into recess)**



Radiator. uPVC double glazed windows to side and rear. Door to:

**En Suite Shower Room**



Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin with cupboard below. Inset ceiling spotlights.

**Bedroom 2 13'6" x 9'10" (4.11m x 3.00m)**



Radiator. uPVC double glazed window to side.

**Bedroom 3 10'7" x 8'10" (3.23m x 2.69m)**



Radiator. uPVC double glazed windows to front and side.

**Shower Room**

Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Pedestal wash basin with tiled splashback. Extractor fan. Inset ceiling spotlights. Wood effect flooring. Two frosted uPVC double glazed windows to rear.

## Outside



The rear garden measures approximately 70' in length and contains a variety of mature trees and shrubs. The garden is enclosed by timber fencing. Gate gives side access.

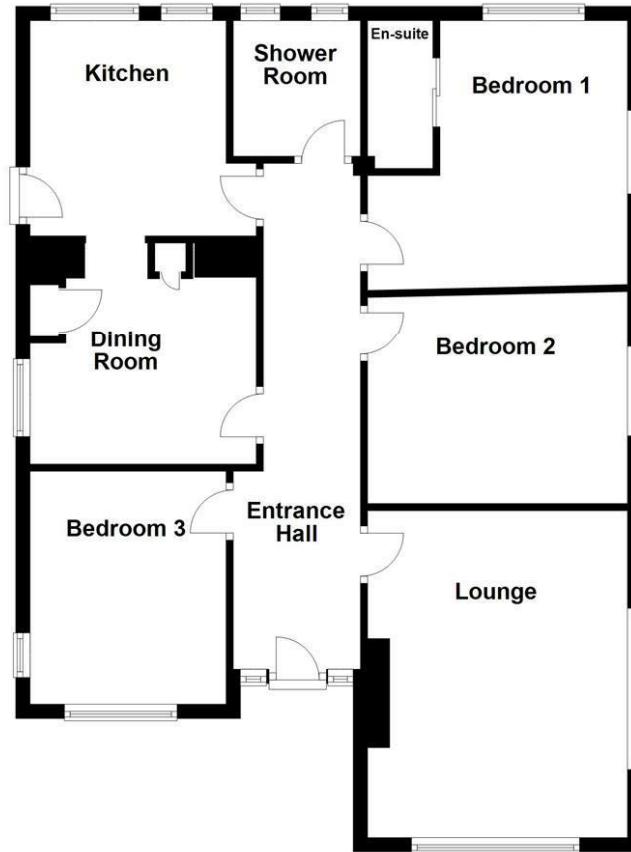
The front of the property is arranged as garden, with mature trees and hedges to borders, and off street parking.

### **Other Information**

Council Tax Band D

# Floor Plan

## Three Bedroom Bungalow

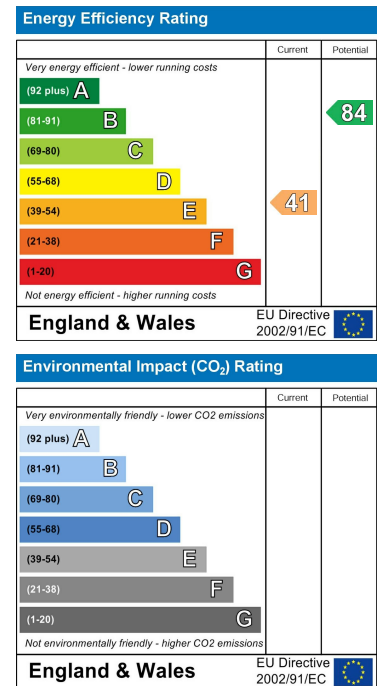


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.