



BROOK GAMBLE



262 Kings Drive, Eastbourne, BN21 2XD

£475,000

Brook Gamble are delighted to offer to the market this well presented and recently refurbished 3 bedroom detached bungalow on Kings Drive. The property boasts a modern kitchen and shower room as well as an en-suite shower room. A particular feature is the 28'2 loft space with a window and heating. The property benefits from uPVC double glazing and gas central heating. To the front is off street parking for several vehicles whilst the present owner has recently had the rear garden attractively landscaped.

Being sold chain free, viewing is considered essential. Sole Agents.

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

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

mature trees and hedges to borders, and off street parking.

Loft Space 28'2" x 9'7"

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

Lounge 14'10" x 11'11"

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

Dining Room 10'5" x 8'10"

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

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

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"

Radiator. uPVC double glazed window to side.

Bedroom 3 10'7" x 8'10"

Radiator. uPVC double glazed windows to front and side.

Shower Room

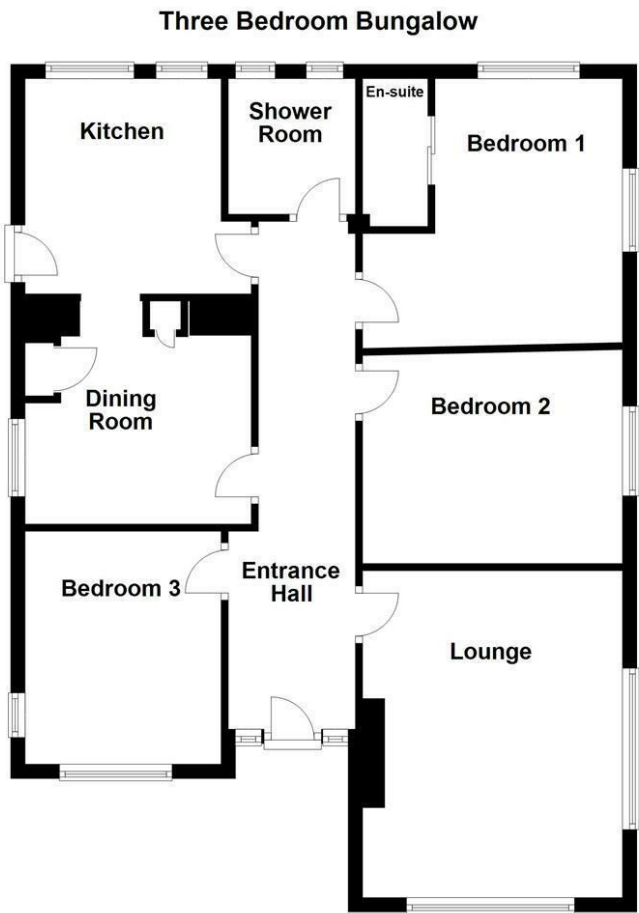
Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Pedestal wash basin with tiled splashback. Extractor fan. Inset ceiling spotlights. Wood effect flooring. Two frosted uPVC double glazed windows to rear.

Outside

The rear garden measures approximately 70' in length and has been recently landscaped to give a large lawned garden with a raised flower bed and further flower beds and borders, whilst a paved pathway leads to a large sun patio. The garden is enclosed by timber fencing with gated access to both sides.

The front of the property is arranged as garden, with

Floor Plan

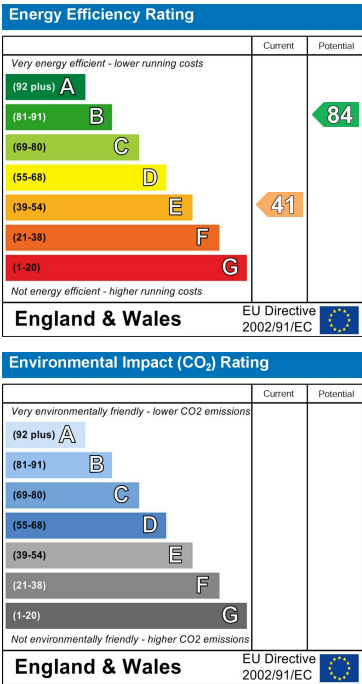


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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