



# BROOK GAMBLE



**64 Kings Avenue, Eastbourne, BN21 2PD**

**£449,950**

Located in the highly desirable Kings Avenue of Eastbourne, this charming three-bedroom detached house presents an excellent opportunity for someone to make this property their new home. The property boasts a generous layout, providing ample space for comfortable living with having two reception rooms and a conservatory. One of the standout features of this home is its impressive rear garden, extending approximately 100 feet, offering a perfect sanctuary for outdoor activities, or gardening. The property also benefits from off-road parking and being chain-free and vacant, this house is ready for immediate occupation, allowing you to settle in without delay. Kings Avenue is a favoured location, known for its friendly community and proximity to local amenities, making it an ideal choice for those seeking a vibrant yet peaceful neighbourhood.

### **Accommodation Comprising**

Double glazed main front door, entrance porch, coving to ceiling, tiled flooring, Door leading into;

#### **Hallway**

Radiator coving to ceiling, under stairs storage cupboard, BT point, stairs rising to 1st floor landing.

#### **Kitchen 12'4 x 9'1**

Fitted in a range of wall and floor cupboards and base units, with a one and a half bowl sink unit and mixer tap and a complementary worksurface, tiled splashback, space and plumbing for dishwasher, space for further undercounter appliances, four ring gas hob with extractor hood above, an electric oven beneath, coving to ceiling, Tiled flooring, double glazed window to side, double glazed window to rear, radiator.

#### **Ground floor cloakroom 10'3 x 4'10**

Low-level WC, wash hand basin, heated towel ladder, coving to ceiling, tiled flooring, cupboard housing wall mounted "Glowworm" boiler

#### **Dining room 14'10 x 10'8**

With feature fire surround, picture rail, coving to ceiling, French doors leading onto conservatory, radiator.

#### **Conservatory 9'11 x 7'10**

With double glazed door leading onto rear garden.

#### **Rear Garden**

With fenced borders, patio area, steps leading up to large lawned area with mature shrubs and plant borders approximately 100 feet.

#### **Lounge 15'3 x 11'9**

With feature fire surround, picture rail, coving to ceiling, radiator, double glazed bay window to front aspect.

#### **First floor landing**

Double glazed window to front aspect, picture rail, coving to ceiling, hatch to loft, storage cupboard.

#### **Main bedroom with ensuite bathroom 14'6 x 11'11**

Radiator, picture rail, coving to ceiling, built-in wardrobe with sliding doors, Double glazed bay window to front aspect.

#### **Ensuite bathroom**

Comprising bath, low-level WC, wash hand basin, extractor fan unit, wall light point and shaver point.

#### **Bedroom two 9'8 x 9'7**

With built-in wardrobes with hanging rail and shelving above, Radiator, picture rail, coving to ceiling, double glazed window to rear aspect overlooking the rear garden.

#### **Bedroom 3 9'11 x 8'10**

Radiator, double glazed window to rear over overlooking the rear garden.

#### **Family bathroom**

With walk-in shower cubicle, wall mounted "Mira" shower with shower attachment and riser rail, low-level WC, wash hand basin, radiator, coving to ceiling, double glazed window to side.

#### **Front garden**

With walled borders, pathway to house and driveway providing off-road parking for one vehicle.

Council Tax Band = E

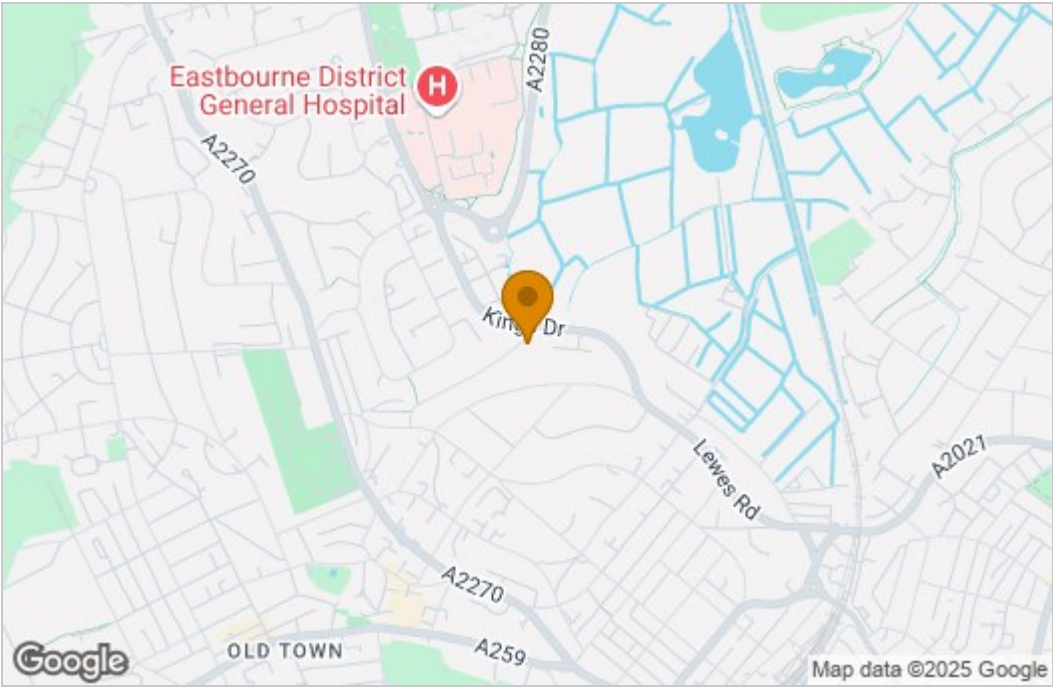


Floor Plan

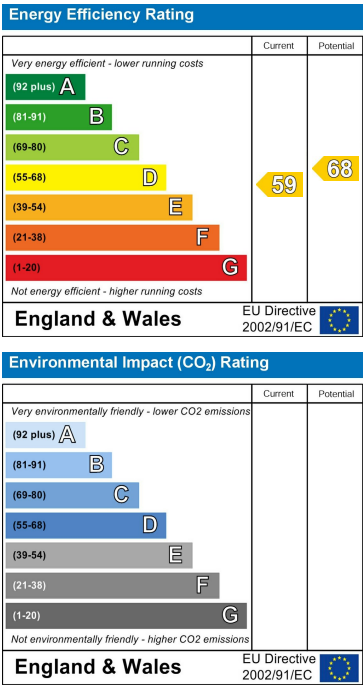


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.