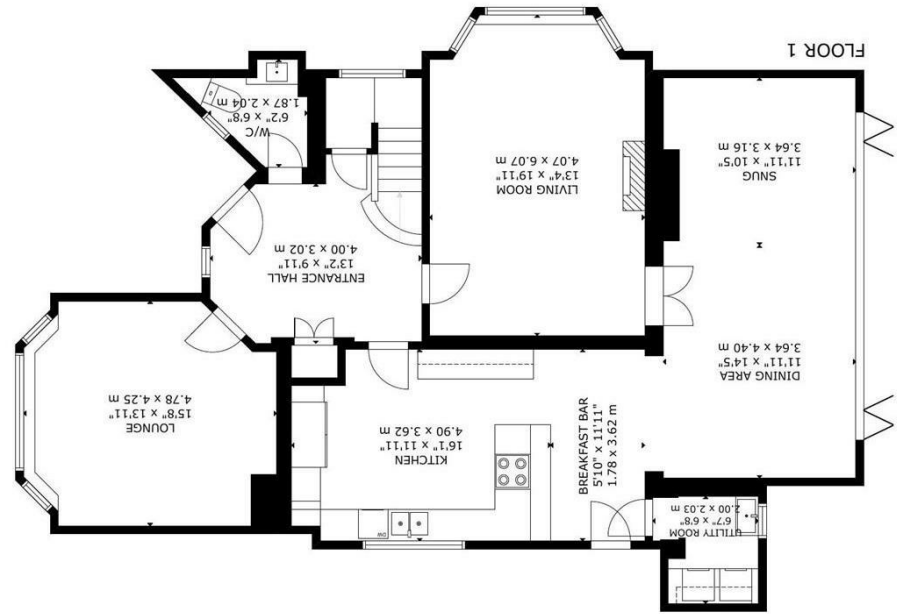
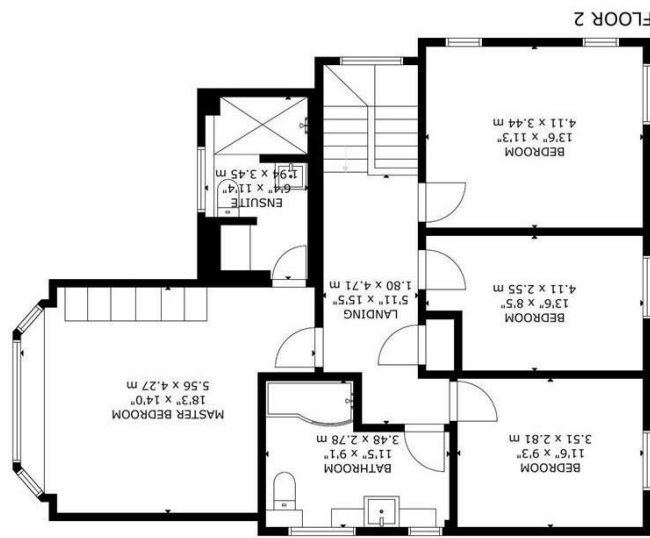


GROSS INTERNAL AREA  
TOTAL: 209 m<sup>2</sup>/2,259 sqft  
FLOOR 1: 123 m<sup>2</sup>/1,329 sqft, FLOOR 2: 86 m<sup>2</sup>/930 sqft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (82-91)	F (35-44)
B (69-81)	G (1-20)
C (54-68)	
D (39-53)	
E (29-38)	
F (13-28)	
G (1-12)	

EU Directive 2002/91/EC



Kings Drive, Eastbourne



- AMPLE PARKING & DOUBLE TANDEM GARAGE
- LARGE KITCHEN/BREAKFAST ROOM
- 2 FURTHER RECEPTIONS
- LARGE FAMILY BATHROOM/WC
- LOVELY SOUTHERLY GARDEN & HEATED SWIMMING POOL
- SPACIOUS ENTRANCE HALL access to CLOAKS/WC
- EXTENDED RECEPTION bifold doors to garden
- 4 BEDROOMS with EN SUITE TO MASTER
- GAS C/H, DBL GLZ & SOLAR PANELS
- COUNCIL TAX BAND = F & EPC= C



Freehold

£825,000

4 BEDROOM 3 RECEPTION 2 BATHROOM GARAGE

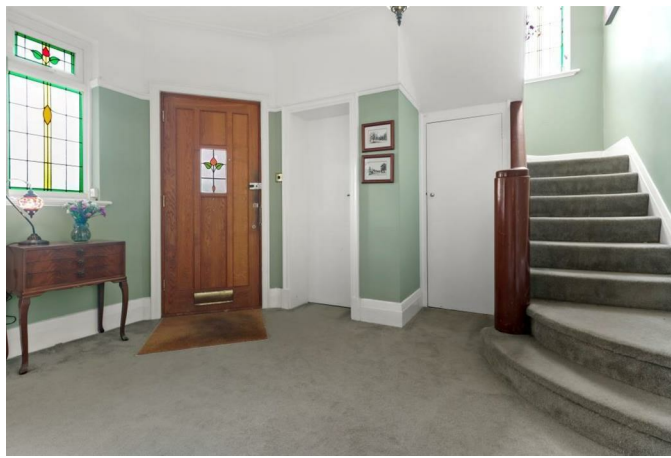
Kings Drive, Eastbourne

## Kings Drive, Eastbourne

### DESCRIPTION

A SUBSTANTIAL 1930s DETACHED RESIDENCE OCCUPYING A GENEROUS CORNER POSITION PROVIDING BEAUTIFULLY ARRANGED FAMILY ACCOMMODATION. The property has many outstanding features to include a large kitchen/breakfast room leading through to a stunning extended reception area having full length Bifold doors opening to the delightful south-westerly facing rear garden with patio areas and an approximate 7m x 3m heated swimming pool. In addition, there are two further separate reception rooms, utility and a cloakroom/wc from the large entrance hall. There are four bedrooms with the spacious master bedroom to having a superb en suit shower room/wc and there is a most luxurious family bathroom. The property has a gas fired central heating system as well as part under floor heating, double glazing and solar panels, which is an excellent energy source to support the heated swimming pool. The front provides ample parking for several vehicles and recently constructed to the side of the house, is a large tandem double garage with fitted workbenches and a separate up-and-over door opening through to the rear garden. This really is a most impressive home and Archer & Partners strongly recommends viewing or alternatively, please view our 360 virtual tour, where we will also be delighted to assist in highlighting the many features.

The property is conveniently located within walking distance of schools/colleges for most age groups and Eastbourne District General Hospital. Bus services pass along Kings Drive, connecting with surrounding districts. Eastbourne Town Centre, with The Beacon Shopping Centre, railway station, restaurants, theatres and seafront is within 2.5 miles and also close by, is Hampden Park, which has many recreational facilities and a David Lloyd sports centre.



## Kings Drive, Eastbourne

### Entrance

Covered entrance with oak panelled front door into Spacious Entrance Hall.

### Spacious Entrance Hall

A lovely welcome to the home and has a built-in cloaks cupboard as well as an extra understairs storage cupboard housing consumer units, meters and an inverter for the solar panel.

### Cloakroom

A recent addition being of irregular shape with wc, wash basin with wooden unit under, wall lights, vertical radiator, frosted double glazed window.

### Living Room 5.94mx4.09m (19'6x13'5)

A lovely and most comfortable room having a feature fireplace with gas fire, radiator, double doors to main reception room and double glazed bay window to side.

### Lounge 4.65mx4.24m (15'3x13'11)

Another good reception which makes for an ideal office/snug, radiator, large double glazed bay window to front having fitted shutters.

### Kitchen/Breakfast Room 6.17mx3.63m (20'3x11'11)

Tastefully fitted with an extensive range of base units incorporating various cupboards and drawers, double bowl sink unit with mixer tap and drainer groves set into solid work surface, integrated dishwasher, Neff electric oven, large space for fridge/freezer, Bosch ceramic electric hob with adjacent single gas ring and cooker hood above, breakfast bar area, separate dresser unit with further cupboards, drawers and display shelving, tiled flooring with under floor heating, double glazed window to side, built-in pantry/storage cupboard. Door to Utility Room.

### Utility Room

Having a sink unit, plumbing and space for washing machine and dryer with work surface above, wall units, radiator, small frosted double glazed window.

### Extended Reception Room 7.54mx3.61m (24'9x11'10)

This is a stunning addition, creating a superb social area featuring full width Bifold doors opening to the rear garden and enjoying an outlook of the patio and heated swimming pool, radiator, tiled flooring with under floor heating and a lantern skylight. From the Entrance Hall is a lovely staircase with turn to the Spacious First Floor Landing with a beautiful stained glass window to side, built-in shelved linen cupboard, access to insulated and part boarded loft.

### Master Bedroom 5.61mx4.22m (18'5x13'10)

A most spacious room to include fitted bedroom furniture consisting of wardrobes, chest of drawers and bedside cabinets, two radiators and large double glazed bay window to front with an outlook over Kings Drive towards playing fields, door to Luxury En-Suite.

### Luxury En-Suite

Beautifully designed with a walk-in shower having wall shower controls and attachment, wc, wash hand basin with mixer tap, storage units, mirror fronted cabinet, frosted double glazed window.

### Bedroom 2 4.09mx3.45m (13'5x11'4)

A pleasant double aspect room with two double glazed windows to side and double glazed window to rear enjoying distant views of The South Downs, radiator.

### Bedroom 3 3.56mx2.82m (11'8x9'3)

Fitted mirror fronted wardrobe with sliding doors, wall units, adjacent shelving unit with drawers under, radiator, double glazed window to rear enjoying distant views of The South Downs.

### Bedroom 4 4.06mx2.67m (13'4x8'8)

Fitted mirror wardrobe with sliding doors, wall units, shelving unit with drawers under, radiator, double glazed window rear.

### Large Bathroom 3.51mx2.79m (11'6x9'2)

Consisting of a panelled bath, fitted curved shower screen, wall shower controls and attachment, part tiled surround, wc, vanity shelf with large wash basin with mixer tap and units under, mirror wall cabinet, heated towel rail, extractor, two frosted double glazed window.

### Outside

The front provides ample parking for several vehicles.

### Garage 7.19mx3.89m (23'7x12'9)

(approx internal measurements and narrows to 3.72m or 12'2") This double size tandem garage was recently constructed having a further up-and-over door through to the rear garden and also has workbenches, power and light.

### Rear Garden 12.19m'x18.29m (40'0'x60'0)

The rear garden has a south-westerly aspect enjoying a good degree of seclusion having an area of lawn with well stocked flower borders, variety of established trees and plants, sheds and storage units to side, paved patio areas ideal for socialising and outside dining and an irrigation system. There is also a superb heated swimming pool (approx 7m x 3m or 23' x 9') with a sliding cover mechanism and surrounded by non slip wood effect flooring. Side access gate and cupboard housing a Worcester gas fired boiler and hot water storage unit.