



Kingston Road, Eastbourne BN22 9JA

welcome to

Kingston Road, Eastbourne

A substantially improved two bedroom semi-detached house. The property has been altered to create a beautiful open-plan kitchen/dining with quartz island ideal for dining and entertaining. The property has also had a block paved area added which the current vendors use as off-road parking.



Entrance Hall

Composite door to the front aspect. Double glazed window to the side aspect. Under stairs cupboard. Radiator.

Lounge

11' 9" into recess x 12' 8" (3.58m into recess x 3.86m)
Double glazed bay window to the front aspect. Fire place. Radiator.

Kitchen

16' 6" max x 10' 2" (5.03m max x 3.10m)
A range of wall and base units with quartz work top over incorporating a sink and drainer unit. Double electric self cleaning oven with five ring gas hob with cooker hood above. Integral wine cooler, coffee machine, washing machine, dish washer and tumble dryer. Space for American fridge / freezer. TV Point. Cupboard containing boiler. Radiator. Illusion blinds. Bi - fold doors to the rear aspect.

First Floor Landing

Double glazed window to the side aspect. Loft access.

Bedroom 1

17' 1" max x 11' 11" max (5.21m max x 3.63m max)
Double glazed window to the front aspect. Bespoke shutters. Radiator.

Bedroom 2

8' 9" into recess x 11' 1" (2.67m into recess x 3.38m)
Double glazed window to the rear aspect. Fire place. Radiator.

Bathroom

Comprising a free standing bath with taps and waterfall hand held shower. Shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Radiator. Double glazed window to the rear aspect.

Rear Garden

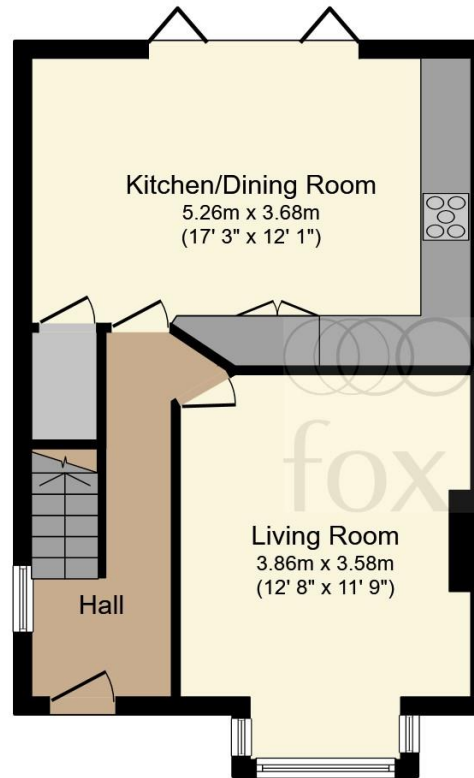
Mainly laid to lawn.

Garden Office

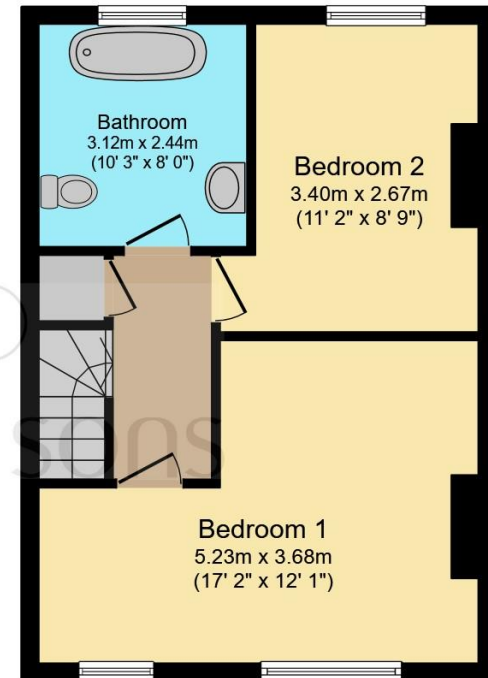
Double glazed door and window to the front aspect. Power and lighting.

Off Street Parking

Block paved parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 81.7 m² (880 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Kingston Road, Eastbourne

- TWO BEDROOM
- SEMI DETACHED HOUSE
- REFURBISHED THROUGHOUT TO A HIGH AND MODERN STANDARD
- OFF ROAD PARKING FOR THREE VEHICLES
- GARDEN OFFICE

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£310,000



Please note the marker reflects the postcode not the actual property

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