



Kingston Road, Eastbourne BN22 9JB


fox & sons

welcome to

Kingston Road, Eastbourne

Ideal for first time buyers, this three bedroom semi detached house offering bright and airy accommodation throughout comprising of; living room, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens and driveway to the front. Coming to the market CHAIN FREE!



Entrance Hall

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

Lounge

12' 11" into bay x 12' 2" into recess (3.94m into bay x 3.71m into recess)
Double glazed bay window to the front aspect.
Radiator.

Dining Room

11' 10" x 10' (3.61m x 3.05m)
Double glazed window and door to the rear aspect.
Radiator.

Kitchen

8' 8" x 8' (2.64m x 2.44m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.
Space for cooker. Space and plumbing for washing machine and dish washer. Double glazed window to the side aspect.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.
Radiator. Double glazed window to the rear aspect.

First Floor Landing

Stairs leading from ground floor to first floor landing.
Loft access. Double glazed window to the side aspect.

Bedroom 1

10' 10" x 9' 4" max (3.30m x 2.84m max)
Double glazed window to the front aspect. Radiator.

Bedroom 2

11' 11" max x 10' 10" max (3.63m max x 3.30m max)
Double glazed window to the rear aspect. Radiator.

Bedroom 3

8' 11" x 7' 10" (2.72m x 2.39m)
Double glazed window to the front aspect. Radiator.

Bathroom

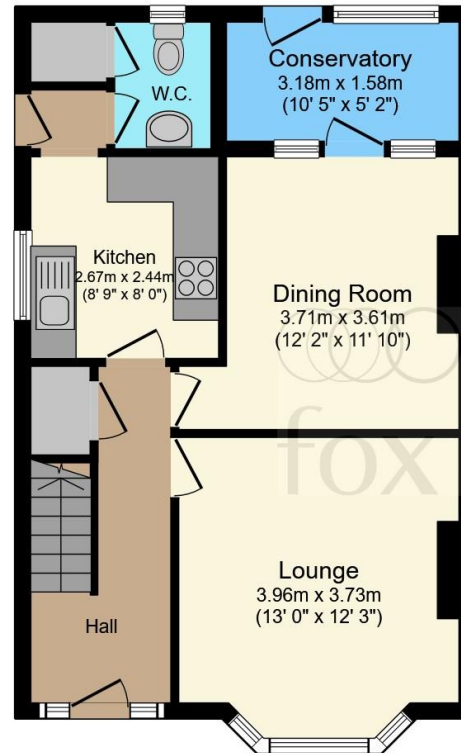
Comprising a bath with mixer taps. Low level W.C.
Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

Rear Garden

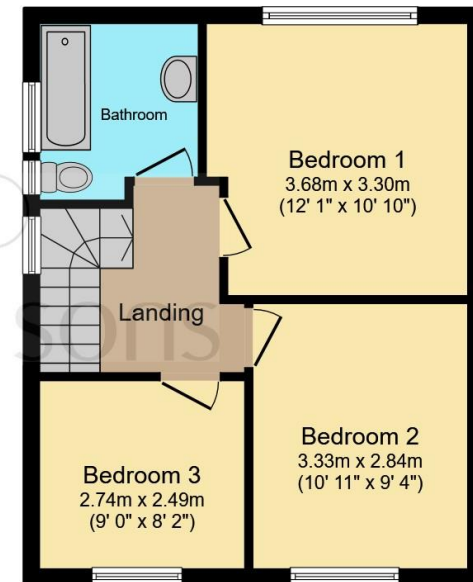
Steps down to the patio area with lawned area.
Further raised patio seating area to the rear aspect.

Parking

Driveway for multiple vehicles.



Ground Floor



First Floor

Total floor area 92.6 m² (997 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

- *** GUIDE PRICE £310,000 - £325,000***
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£310,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119764 - 0008

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