



**Kings Drive, Eastbourne BN21 2UR**

fox & sons

**welcome to**

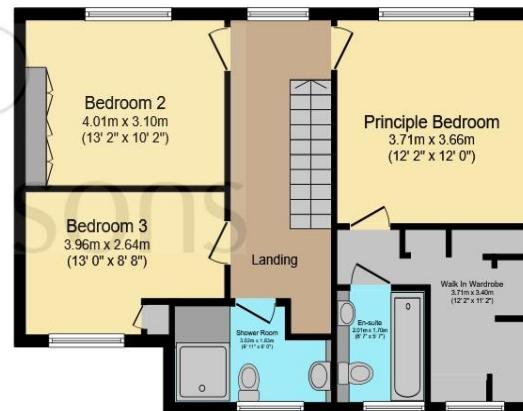
## **Kings Drive, Eastbourne**

A three bedroom detached house in a desirable location of Eastbourne. The property comprises of three double bedrooms with the master having an en - suite and dressing room, conservatory, two garages, in - n - out driveway, 200ft garden and so much more! Internal viewings highly advised!





**Ground Floor**



**First Floor**



**Garage**

Total floor area 190.9 m<sup>2</sup> (2,055 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](http://www.focalagent.com)

## **Entrance Hall**

### **Lounge**

19' 1" x 13' into recess ( 5.82m x 3.96m into recess )

### **Open Plan Kitchen/ Dining Room**

27' 8" max x 13' max ( 8.43m max x 3.96m max )

### **Utility Room**

11' x 7' 7" ( 3.35m x 2.31m )

### **Upvc Conservatory**

20' 6" x 8' 11" ( 6.25m x 2.72m )

### **Study**

6' x 2' 11" ( 1.83m x 0.89m )

### **Downstairs Cloakroom**

### **First Floor Landing**

### **Bedroom 1**

12' x 12' 1" ( 3.66m x 3.68m )

### **En - Suite To Bedroom 1**

### **Dressing Room / Bedroom 4**

12' 1" max x 11' max ( 3.68m max x 3.35m max )

### **Bedroom 2**

10' 1" x 13' 1" ( 3.07m x 3.99m )

### **Bedroom 3**

13' max x 8' 7" max ( 3.96m max x 2.62m max )

### **Shower Room**

### **Rear Garden**

welcome to

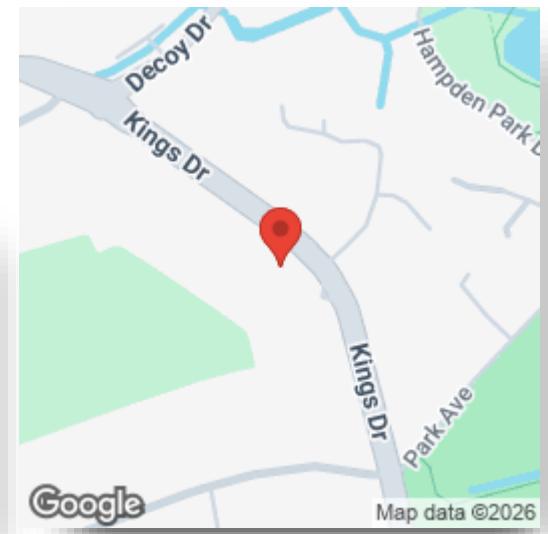
## Kings Drive, Eastbourne

- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- IN - N - OUT DRIVEWAY
- EXTENDED AND LUXURIOUSLY REFITTED KITCHEN
- LARGE UTILITY ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£700,000**



**view this property online** [fox-and-sons.co.uk/Property/EBN120697](http://fox-and-sons.co.uk/Property/EBN120697)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EBN120697 - 0002



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)