

Valuers, Land & Estate Agents

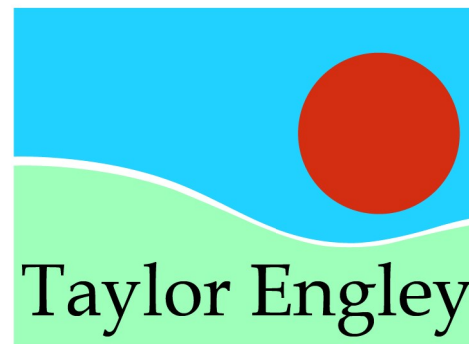
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Rye House 34, Kings Drive, Eastbourne, East Sussex, BN21 2NU

Guide Price £675,000 Freehold

An excellent opportunity arises to acquire this **SPACIOUS BAY FRONTED FOUR BEDROOMED DETACHED HOME** located in the favoured Kings Drive. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a spacious bay fronted sitting room, kitchen/family room with access to rear balcony, four first floor bedrooms, family bathroom, spacious lower ground floor area having games room area, sitting room, bathroom and ample storage space. Outside there is driveway parking to the front, an integral garage and spacious lawned gardens to the rear.



The property is located within the favoured Kings Drive being approximately one and a quarter mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. The property is also ideally located to Eastbourne's District General Hospital and bus services serve the local area. Local shops can be found in the nearby Framfield Way.

*** SPACIOUS ENTRANCE HALL * BAY FRONTED SITTING ROOM * KITCHEN/FAMILY ROOM * BALCONY TO REAR * UTILITY AREA * GROUND FLOOR WC * FOUR FIRST FLOOR BEDROOMS * FAMILY BATHROOM * LOWER GROUND FLOOR LEVEL CONSIDERED TO PROVIDE MUCH POTENTIAL AND CURRENTLY USED AS A GAMES ROOM AREA, SITTING ROOM, BATHROOM AND VARIOUS STORAGE AREAS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING TO THE MAJORITY OF THE WINDOWS * INTEGRAL GARAGE * DRIVEWAY PARKING * SPACIOUS LAWNED GARDENS TO REAR * FAR REACHING VIEWS ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Having part glazed door opening to:

Entrance Hall

Spacious hall area, radiator, picture rail.

Sitting Room

16'5 max x 15'3 max (5.00m max x 4.65m max)

(16'5 max including depth of chimney breast x 5'3 max into bay)

Attractive bay fronted room having fireplace with tiled inset and hearth, radiator, picture rail, outlook to front.

Kitchen/Family Room

24'9 max + recess x 16'10 max (7.54m max + recess x 5.13m max)

(16'10 max reducing to 13'1)

Spacious open plan room comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Rangemaster cooker with extractor fan over, space for American style fridge freezer, radiator, outlook to rear and double doors to rear opening onto balcony.

Balcony

35 x 5'4 (10.67m x 1.63m)

Overlooking rear garden and having far reaching views, timber staircase down to garden level.

Door from kitchen to:

Utility Room

10'3 + recess x 8'3 (3.12m + recess x 2.51m)

(Maximum measurements including depth of fitted units)

Polycarbonate style roof, work surface with base units below, space and plumbing for washing machine, wall mounted cupboards, radiator, recess having space for tumble dryer and wall mounted Worcester gas fired boiler.

Ground Floor Wc

Wash hand basin set into cupboard unit, low level wc.

Personal door from utility area into garage and door to side.

Stairs rising from hall to:

First Floor Landing

Having patterned glass window to side, linen cupboard, picture rail, loft hatch to roof space.

Bedroom 1

13'11 x 13'9 max (4.24m x 4.19m max)

(13'11 extending to 15'6 max)

Picture rail, radiator, built-in cupboard, wash hand basin set into cupboard unit, bay window to front, door to box room.

Box Room

15'2 max in length x 8'2 in width (4.62m max in length x 2.49m in width)

(Maximum measurements provided including depth of sloped ceiling)

Circular window to front.

Bedroom 2

13'8 max into bay x 11'10 (4.17m max into bay x 3.61m)

(11'10 to cupboard front)

Picture rail, radiator, full width range of fitted wardrobe cupboards, outlook to rear over rear garden with far reaching views beyond.

Bedroom 3

10' x 9'5 (3.05m x 2.87m)

Picture rail, radiator, outlook to front.

Bedroom 4

10'5 max x 8'5 max (3.18m max x 2.57m max)

Radiator, picture rail, outlook to rear with views over rear garden with far reaching views beyond.

Family Bathroom

Shaped bath with wall mounted mixer tap over, separate shower cubicle with ceiling mounted rain head shower fitment, wash hand basin with mixer tap set into cabinet, low level wc with concealed cistern, heated towel rail, two windows to side, downlighters.

Stairs from entrance hall down to:

LOWER GROUND FLOOR

The lower ground floor level is currently arranged as a games room area with access to rear garden, sitting room, bathroom and having various storage areas.

Storage Area

13'6 x 13'11 (4.11m x 4.24m)

(13'6 extending to 17'5 into recess)

Being split level and having radiator. Wide opening to:

Further Storage Area

15'3 x 5'2 (4.65m x 1.57m)

Radiator, wall mounted cupboard opening to additional storage area.

Games Room Area

16'9 x 10'4 (5.11m x 3.15m)

Currently used as games room, radiator, gas meter, double doors opening to rear garden.

Sitting Room Area

13'9 max into bay x 13'1 (4.19m max into bay x 3.99m)

Currently used as sitting room, radiator, outlook to rear.

Bathroom

Bath with mixer tap, shower attachment, pedestal wash hand basin, low level wc, part tiled walls.

Integral Garage

15'0 max x 8'3 max (4.57m max x 2.51m max)

(15'10 max to double doors)

Maximum measurements include depth of internal fittings and structures. Double doors to front, fuse board, electric meter, light, personal door to rear opening to utility area.

Outside

Driveway Parking

To front and raised border with various shrubs.

Rear Garden

Having spacious decking area to immediate rear leading onto main garden area which extends to approximately 98' (29.87m) in depth. The rear garden is principally laid to lawn with mature shrubs and trees and has far reaching views.

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website: www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

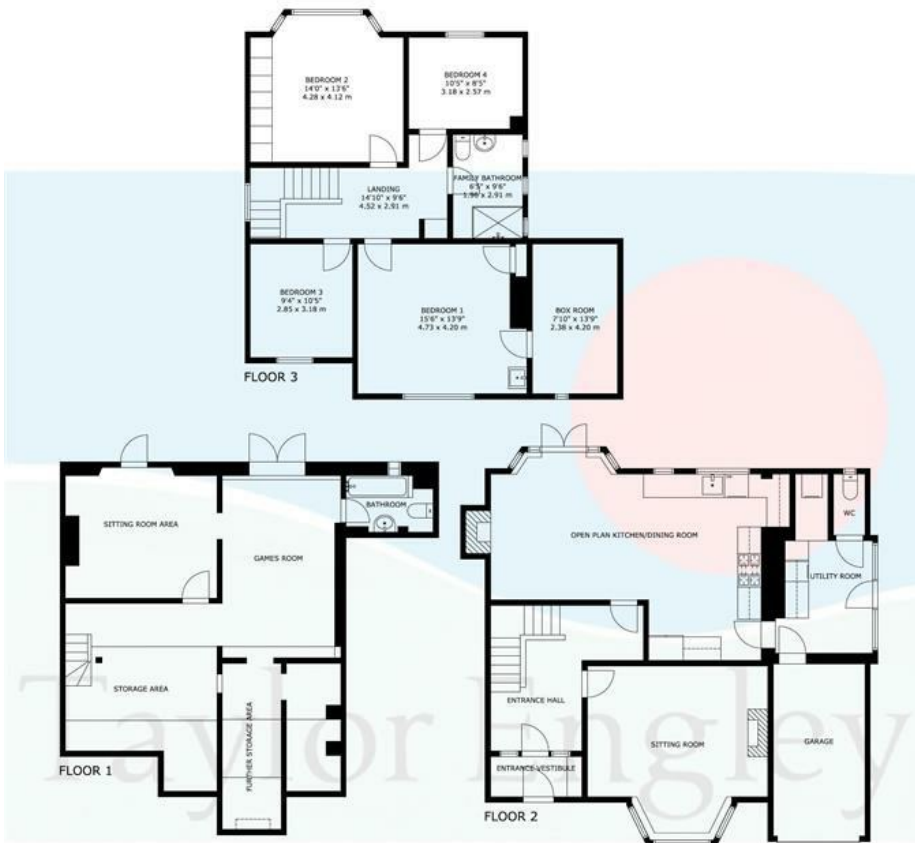
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

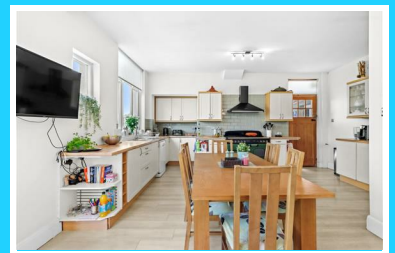
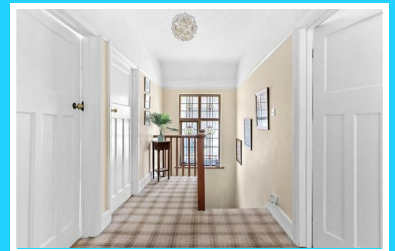
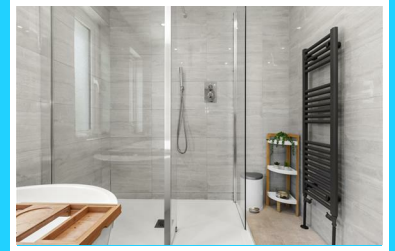








GROSS INTERNAL AREA
 TOTAL: 247 m²/2,653 sq.ft
 FLOOR 1: 71 m²/767 sq.ft, FLOOR 2: 90 m²/964 sq.ft, FLOOR 3: 86 m²/922 sq.ft
 EXCLUDED AREA: GARAGE: 12 m²/133 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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