

**Valuers, Land & Estate Agents**

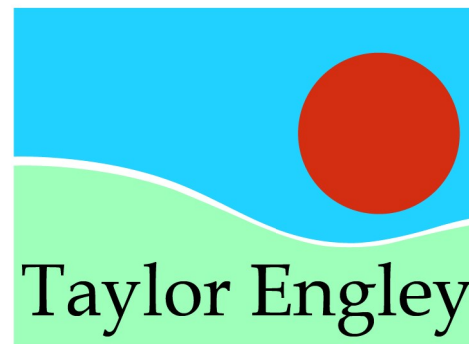
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**1 Upper Kings Drive, Willingdon, Eastbourne, East Sussex, BN20 9AN**

**Guide Price £735,000 Freehold**

An excellent opportunity arises to acquire this well presented and much improved **FOUR / FIVE BEDROOMED DETACHED HOME**, located in the highly desirable Upper Kings Drive at Willingdon. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include two separate reception rooms, spacious fitted kitchen/dining room, ground floor shower room, four first floor bedrooms, first floor study/optional bedroom 5, family bathroom, spacious garage, ample driveway parking and established gardens, the rear enjoying a westerly aspect. There is also the advantage of CCTV and an alarm system. Internal viewing is essential and highly recommended.





The property is located in the desirable Willingdon area being within walking distance of the picturesque Willingdon Village with the attractive St. Marys Church, Thai restaurant, post office and two public houses. The South Downs National Park is also within walking distance and bus services pass along the nearby Willingdon Road and Kings Drive. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate. Further local amenities include the Willingdon Golf Course and the David Lloyds Leisure Club.

**\* WELL PRESENTED DETACHED HOME IN ONE OF WILLINGDON'S MOST SOUGHT AFTER ROADS \* EXCELLENT DECORATIVE ORDER \* CONSIDERED TO PROVIDE IDEAL FAMILY ACCOMMODATION \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* CCTV \* ALARM SYSTEM \* TWO RECEPTION ROOMS \* SPACIOUS FITTED KITCHEN/DINING ROOM \* GROUND FLOOR SHOWER ROOM \* FOUR FIRST FLOOR BEDROOMS \* FIRST FLOOR STUDY/OPTIONAL BEDROOM 5 \* FAMILY BATHROOM \* SPACIOUS GARAGE \* DRIVEWAY PARKING \* ESTABLISHED REAR GARDEN ENJOYING A WESTERLY ASPECT \* VIEWING HIGHLY RECOMMENDED \***





## The accommodation

Comprises:

Feature double front doors opening to:

### Spacious 'L' Shaped Entrance Hall

Attractive oak staircase, fitted cupboard housing two consumer units and electric meters, central heating thermostat, three radiators, downlighters, door to side and person al door to garage. Double sliding oak panelled glazed pocket doors opening to reception room.

### Reception Room

15'11 max x 11'6 (4.85m max x 3.51m)

(15'11 max including depth of chimney breast).

Limestone fireplace surround with fitted living flame gas fire, four wall lights, radiator, window with outlook to side.

### Second Reception Room

13'4 max x 10'10 (4.06m max x 3.30m)

Feature exposed brick chimney breast with open fireplace and stone hearth, radiator, outlook to front.

Attractive oak panelled glazed sliding doors from entrance hall to fitted kitchen/dining room.

### Kitchen/Dining Room

24'4 max x 9'2 max reducing to 7'6 (7.42m max x 2.79m max reducing to 2.29m)

Spacious double aspect room with attractive views over the rear garden, range of Shaker style base units and wall mounted cupboards with under cupboard lighting, wooden work surfaces with upstand and Belfast style sink unit with mixer tap over, space for slot-in cooker, space and plumbing for washing machine, space for dishwasher, wine cooler, space for fridge with adjacent matching shelved unit, wall mounted cupboard housing Worcester gas fired boiler, downlighters.

### Dining Area

Having vertical radiator and double doors opening to the rear garden.

### Ground Floor Shower Room

Spacious shower cubicle with rainfall showerhead, wall mounted wash hand basin, low level wc, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, built-in cupboard with shelving and light, windows to rear.

Feature oak staircase rising from entrance hall to:

### First Floor Landing

Radiator, linen cupboard housing shelving and light, loft hatch to spacious roof space having fitted loft ladder being boarded and having light.

### Bedroom 1

15'11 max x 11'11 (4.85m max x 3.63m)

(15'1 max including depth of chimney breast)

Double aspect room, radiator, window to front and side each with fitted blinds.

### Bedroom 2

13'6 max x 10'10 max (4.11m max x 3.30m max)

Radiator, window to front with fitted blinds.

### Bedroom 3

12' x 9'9 max (3.66m x 2.97m max)

(9'9 max including depth of chimney breast)

Radiator, outlook to rear.

### Bedroom 4

9'9 x 6'9 (2.97m x 2.06m)

Radiator, outlook to rear.

### Study/Optional Bedroom 5

12'10 x 5'5 (3.91m x 1.65m)

Double aspect room with fitted blinds and downlighters.

### Family Bathroom

Modern white suite comprises feature roll top bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, chrome effect heated towel rail, part tiled walls, downlighters, two windows to rear.

### Garage

22'3 max x 11'2 max (6.78m max x 3.40m max)

(Maximum measurements include depth of built-in steps)

Spacious garage with pitched roof, light and power, electrically operated up and over door to front, personal door to rear and personal door to entrance hall.

### Front Garden

Having spacious driveway parking mostly laid to block paving and having some borders with mature shrubs.

### Rear Garden

Established rear garden considered to be a feature of the property and enjoying a westerly aspect. To the immediate rear there is a spacious patio area and oak framed covered pergola with pitched roof and space for a hot tub below if desired (hot tub not included), outside lighting, trellis feature with archway opening onto lawned gardens flanked by well stocked borders having a variety of established trees and shrubs. To the far end of the garden there is a timber shed and to the rear of the property an outside tap, gate to side of property providing access to the driveway and front garden area

### 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](http://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.



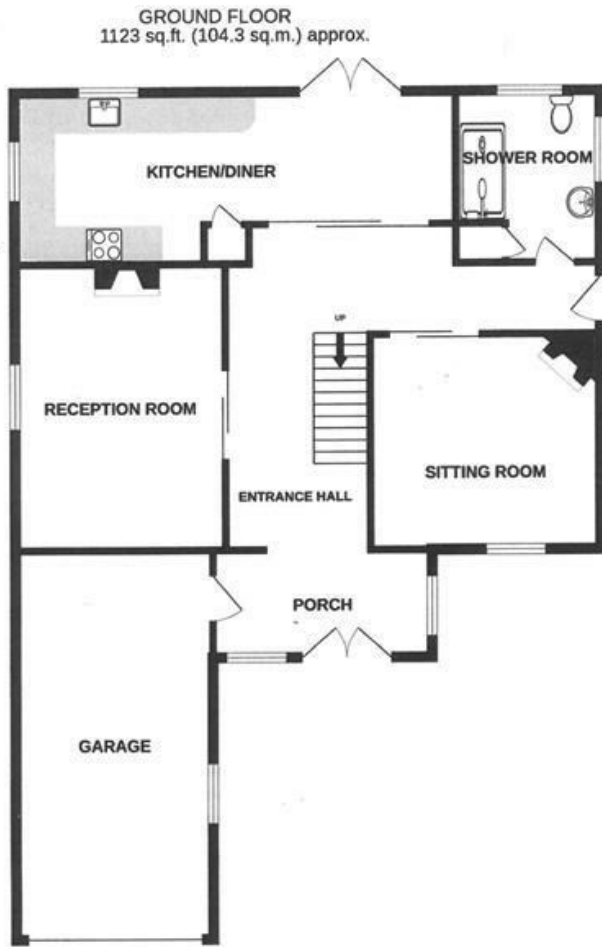












**TOTAL FLOOR AREA: 1914 sq.ft. (177.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**