

48 Kings Drive,
Eastbourne, BN21 2PB

Freehold

Guide Price
£600,000 - £625,000



4/5 Bedrooms 3/4 Reception 3 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Stunning views across the fields beyond can be enjoyed from the rear of this deceptively spacious house in Upperton with four/five bedrooms in addition to a self contained ANNEXE. Presented to a high standard throughout, the property boasts two/three reception rooms a stylish modern kitchen/breakfast room and family bathroom and separate WC. There is an en suite shower room to bedroom 2 and the annexe itself includes a spacious sitting/dining room, kitchen/breakfast room, occasional bedroom area, a further 'L' shaped reception room and a shower room and separate WC. Ample parking is included to the front with a block paved driveway and to the rear is a landscaped rear garden laid to artificial grass, patio and planted borders. Local shops in Rodmill are close by whilst the Hospital, a number of schools and East Sussex College Campus are within walking distance. Eastbourne town centre is approximately half a mile distant.

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Main Features

- **Spacious Bay Fronted Semi Detached House with Annexe**
- **4/5 Bedrooms**
- **Study/Bedroom 5**
- **Sitting Room**
- **Dining Room**
- **Kitchen/Breakfast Room & Utility Room**
- **2 x En-Suite Shower Room's**
- **Bathroom & Separate WC**
- **Lovely Rear Garden**
- **Driveway for 2 Cars**

Entrance
Covered entrance with frosted composite door to-

Entrance Vestibule
Storage. Exposed wooden flooring. Door to study/bedroom and hallway.

Entrance Hallway
Radiator. Exposed wooden flooring.

Study/Bedroom 5
9'10 x 7'8 (3.00m x 2.34m)
Wood laminate flooring. Double glazed window to front aspect.

Utility Room
7'8 x 4'8 (2.34m x 1.42m)
Wood laminate flooring. Space for various appliances.

Sitting Room
15'0 x 13'6 (4.57m x 4.11m)
Radiator. Fireplace with ornate surround and mantel above. Exposed wooden flooring. Double glazed window to front aspect.

Dining Room
13'7 x 11'11 (4.14m x 3.63m)
Radiator. Fireplace with ornate surround and mantel above. Exposed wooden flooring. Double glazed window to rear aspect with far reaching views.

Kitchen/Breakfast Room
13'0 x 11'11 (3.96m x 3.63m)
Range of units comprising of one and a half bowl single drainer sink unit and mixer tap with part tiled walls and surrounding work surfaces with cupboards and drawers under. Integrated four ring electric hob and eye level oven and microwave. Integrated refrigerator and washing machine. Plumbing for dishwasher. Understairs cupboard. Radiator. Luxury vinyl tiled flooring. Double glazed window to rear aspect with far reaching views. Double glazed door to side.

Annexe Accommodation:-
- Staircase from Hallway down to Garden Level Hallway:
- Shower Room: Fully tiled shower cubicle with wall mounted shower.
- L-Shaped Reception Room: Carpet. Door to-
- Cloakroom: Low level WC. Wall mounted wash hand basin.
- Occasional Guest Bedroom: Carpet.
- Sitting/Dining/Garden Room: Recessed feature fireplace with gas point. Radiators. Exposed wooden flooring. Double glazed window to rear. Double glazed double doors to rear garden. Double doors to-
- Kitchen/Breakfast Room: Range of units comprising of bowl and a half single drainer sink unit with mixer tap and part tiled walls and surrounding work surfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven. Integrated fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Extractor. Radiator. Double glazed window to rear. Double glazed door to garden.

Stairs from Ground to First Floor Landing:
Access to loft with ladder (not inspected). Airing cupboard. Frosted double glazed window.

Master Bedroom
15'5 x 11'9 (4.70m x 3.58m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Bedroom 2
15'3 x 11'7 (4.65m x 3.53m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

En-Suite Shower Room
Walk in shower. Wall mounted wash hand basin and mixer tap.

Bedroom 3
11'11 x 10'8 (3.63m x 3.25m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect with far reaching views.

En- Suite Shower Cubicle
Wall mounted shower.

Bedroom 4
8'8 x 8'2 (2.64m x 2.49m)
Radiator. Carpet. Double glazed window to rear aspect with far reaching views.

Bathroom
Rolled edge bath with mixer tap and shower attachment. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Separate WC
Low level WC. Exposed wooden flooring. Frosted double glazed window.

Outside
There are attractive landscaped rear gardens laid in principle with artificial grass and patio, with delightful planted flower and shrub borders and lockable sheds.

Parking
A generous block paved pathway to the front provides ample off street parking for a number of vehicles.

Council Tax Band = F

EPC = C