



01323 412200

TOWN PROPERTY

Freehold

16 Kings Avenue, Eastbourne, BN21 2PF

£625,000



4 Bedroom 3 Reception 1 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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Substantial detached family home, upgraded meticulously and oozing in grandeur. Expansive versatile living accommodation, offering four double bedrooms on the first floor, three / four reception rooms on the ground floor, southerly facing rear garden with a swimming pool. Kings Avenue is most conveniently placed for easy access to the town centre or to the facilities of Old Town which include a variety of popular schools. The town centre includes the new Beacon shopping centre and mainline railway station with services to London Victoria and to Gatwick. Eastbourne is known for its fine Victorian seafront as well as the scenic downland countryside of the South Downs National Park just to the west. Sporting facilities include 3 principal golf courses and one of the largest sailing marinas on the south coast.

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**Main Features**

- Beautifully Presented Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Cloakroom
- Kitchen/Dining Room
- Shower Room/WC
- Lovely Garden with Swimming Pool
- Electric Car Charging Point.

**Entrance Porch**  
Panelled walls. Timber front door.

**Entrance Hallway**  
Exposed floorboards. Radiator. Understairs storage.

**Sitting Room**  
16'10 x 11'11 (5.13m x 3.63m)  
Column radiators. Exposed floorboards. Double glazed bay window to front aspect.

**Second Reception Room**  
14'3 x 10'0 (4.34m x 3.05m)  
Column radiators. Exposed floorboards. Double glazed bay window to rear aspect. Double doors to kitchen/dining room.

**Third Reception Room**  
16'4 x 12'2 (4.98m x 3.71m)  
Radiator. Exposed floorboards. Double glazed box bay window to front aspect.

**Cloakroom**  
Low level WC with hidden cistern. Wash hand basin. Panelled walls. Double glazed window to side aspect.

**Kitchen/Dining Room**  
11'11 x 10'10 / 14'1 x 11'5 (3.63m x 3.30m / 4.29m x 3.48m)  
Wall and base units. Worktops. Electric hob. Electric oven. Extractor cooker hood. Plumbing for dishwasher. Gas boiler. Radiator. Breakfast island. Space for dining table. Double glazed windows to side aspect.

**Stairs from Ground to First Floor Landing:**  
Exposed floorboards. Loft access (not inspected). Double glazed window to side aspect.

**Bedroom 1**  
17'0 x 12'0 (5.18m x 3.66m)  
Column radiators. Exposed floorboards. Double glazed bay window to rear aspect.

**Bedroom 2**  
15'9 x 12'2 (4.80m x 3.71m)  
Radiator. Exposed floorboards. Double glazed bay window to front aspect.

**Bedroom 3**  
15'3 x 13'5 (4.65m x 4.09m)  
Radiator. Exposed floorboards. Double glazed box bay window to front aspect.

**Bedroom 4**  
11'11 x 10'9 (3.63m x 3.28m)  
Radiator. Exposed floorboards. Double glazed window to rear aspect.

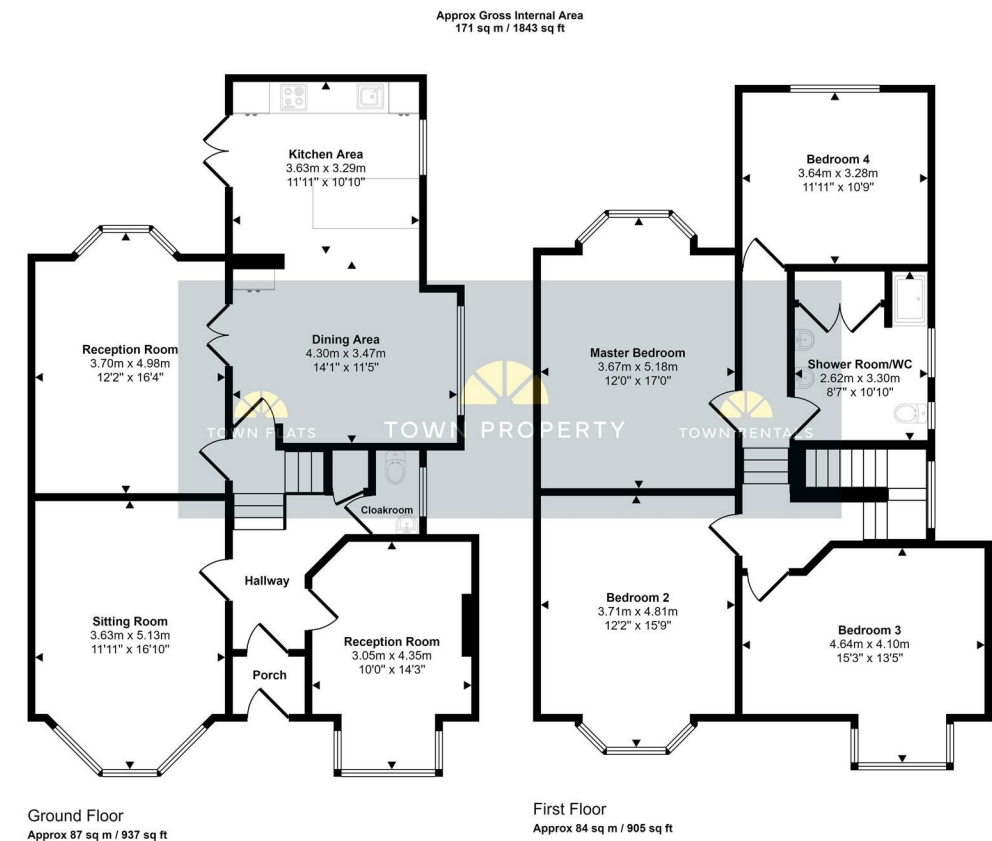
**Shower Room/WC**  
Shower cubicle. Low level WC. His and hers sinks on timber unit. Extractor fan. Column radiator. Large airing cupboard housing plumbing for washing machine. Double glazed windows to side aspect.

**Outside**  
**Rear Garden:** Two tiered garden, primarily paved with a changing area for the wonderful swimming pool. Pump room. Side access to the front of the house. Walled and fenced boundaries.

**Front Garden:** Laid to pavers with steps to the front door, walled boundaries and electric car charging point.

EPC = C

Council Tax Band = F



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.