

161 Kings Drive,
Eastbourne, BN21 2UW

Freehold

Guide Price
£500,000 - £525,000



5 Bedroom 1 Reception 2 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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Located on the borders of Upperton and Rodmill, this extended detached house now boasts five bedrooms and is notable for the superb kitchen/dining room area and adjoining family room which has a lantern roof and bi folds that open onto the Westerly facing rear gardens. There are en suite facilities, a cloakroom and a family bathroom/wc with a detached single garage accessed from the rear. There are also plans to extend further on the ground floor. Nearby shops in Framfield Way, the district general hospital and a number of schools are all close by whilst East Sussex college campus and the town centre are also easily accessible.

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Main Features

	Entrance Sliding double glazed door to-
• Extended Detached House	Entrance Porch Inner door to-
• 5 Bedrooms	
• Study/Bedroom 5	Entrance Hallway Radiator, tiled floor and understairs cupboard.
• Cloakroom	Study/Bedroom 5 7'10 x 7'6 (2.39m x 2.29m) Radiator, carpet and double glazed window to the front aspect
• Ground Floor En-Suite Shower Room/WC to Bedroom 4	Cloakroom Low Level WC, wall mounted wash hand basin, double glazed window to the rear aspect.
• Kitchen/Dining Room	Bedroom 4 11'8 x 10'0 (3.56m x 3.05m) Radiator, carpet and double glazed window to the front aspect.
• Family Room	
• Bathroom/WC	En-Suite Shower Room/WC Large walk in shower cubicle and wall mounted shower, low level WC, pedestal wash hand basin with mixer tap, part tiled walls and tiled floor.
• Westerly Facing Lawned and Patio Garden	
• Detached Garage	Kitchen/Dining Room 18'3 x 9'9 (5.56m x 2.97m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset 4 ring gas hob and eye level double oven. Space for American Style fridge freezer. Breakfast bar. Space and plumbing for washing machine. Range of wall mounted units and extractor. Radiator, tiled flooring and double glazed window to side aspect.
	Family Room 16'8 x 11'9 (5.08m x 3.58m) Radiator, tiled flooring with double glazed window to side aspect and bi-fold door to rear and lantern roof.
	Stairs from Ground to First Floor Landing: Airing Cupboard, access to loft (not inspected), double glazed window to side aspect.

Bedroom 1

13'0 x 9'2 (3.96m x 2.79m)
Radiator, carpet, built in wardrobe and double glazed window to rear aspect.

Bedroom 2

9'3 x 9'3 (2.82m x 2.82m)
Radiator, carpet, built in wardrobe and double glazed window to front aspect.

Bedroom 3

9'10 x 8'5 (3.00m x 2.57m)
Radiator, carpet and double glazed window to rear aspect.

Bathroom/WC

Panelled bath with mixer tap, shower attachment and shower screen, pedestal wash basin with mixer tap, low level WC, radiator, part tiled walls and double glazed window to front aspect.

Outside

There is a secluded and Westerly facing rear garden laid to Indian sandstone patio and lawn where gated access exists.

Detached Garage

17'08 x 8'17 (5.38m x 2.44m)
There is detached garage with up and over door, door to garden and adjoining shed located to the rear.

Council Tax Band = D

EPC = C