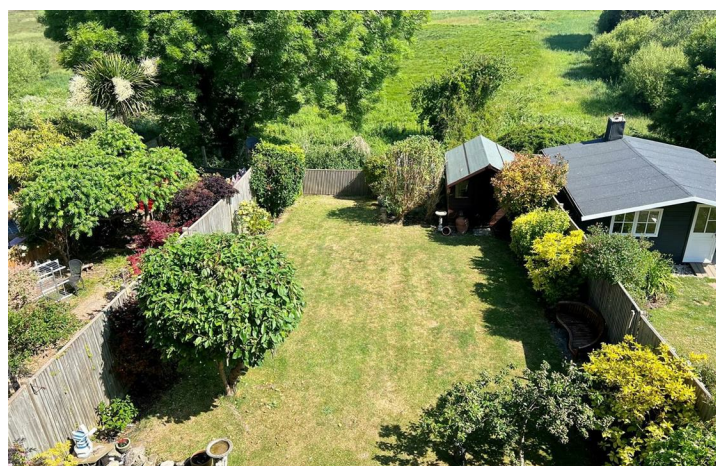


54 Kings Drive,  
Eastbourne, BN21 2PB

Freehold

£590,000



5 Bedroom 4 Reception 2 Bathroom



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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.



TOWN PROPERTY



01323 412200

Freehold

5 Bedroom 4 Reception 2 Bathroom

£590,000



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Enjoying a stunning aspect from the rear across adjoining fields, this immaculately presented home in Upperton provides impressive accommodation arranged over three floors that is ideally suited for families. Having five bedrooms including a master bedroom with a luxuriously appointed en suite shower room/wc. In addition, one of the notable feature's is the well equipped kitchen/dining room with a wood burner that opens onto the delightful rear garden. The property is well served with further reception rooms, a bath and shower room and separate wc's. Ample parking for a number of vehicles is provided to the front and an integral garage has a remote up and over door. Presented to a high standard of decoration throughout, local schools, shops, East Sussex College and the Eastbourne and district Hospital are within walking distance whilst the town centre with the Beacon shopping centre and mainline railway station with direct trains to London Victoria is approximately half a mile distant.

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£590,000

Main Features	Entrance Vestibule	Study/Games Room
<ul style="list-style-type: none"><li>Semi Detached House</li></ul>	Double glazed door accessed from the front brick paved driveway with coat hanging storage area, ceiling light and doors leading to integral garage and main reception hall.	15'2 x 10'11 (4.62m x 3.33m) Also suitable for a study and currently with spaces for appliances and storage with radiator and ceiling light.
<ul style="list-style-type: none"><li>5 Bedrooms</li></ul>	Entrance Hallway	First Floor Accommodation
<ul style="list-style-type: none"><li>Cloakroom</li></ul>	With light coloured limewash wood effect flooring, radiator, picture rails, paned door and sides with aspect back into entrance vestibule. Doors leading off to sitting room, inner hall and staircases leading to the lower ground floor and first floor accommodation.	Approached from the staircase leading off from the ground floor reception hall and comprising of four further double bedrooms, a family bathroom / shower room, a further cloakroom, large landing and further potential to convert the loft into further accommodation subject to planning.
<ul style="list-style-type: none"><li>Sitting Room</li></ul>	Sitting Room	Landing
<ul style="list-style-type: none"><li>Ground Floor Bedroom 1 with En-Suite Shower Room/WC</li></ul>	14'9 x 10'11 (4.50m x 3.33m) A naturally light and bright room with radiator, picture rail, large bay window with double glazing and overlooking the front garden and driveway, light coloured lime wash wood effect floor, feature fireplace with marble hearth, Victorian style surround and Granite with tiled inserts.	With galleried area and mezzanine double glazed window beyond, large hatch to generous sized loft which is convertible to a further floor subject to planning. Doors leading off to bedrooms two, three, four and five, as well as a second cloakroom and a luxury family bathroom / shower room.
<ul style="list-style-type: none"><li>Lower Ground Floor Kitchen/Breakfast/Dining Room</li></ul>	Inner Hall	Second Cloakroom
<ul style="list-style-type: none"><li>Further Sitting/Occasional Room</li></ul>	Leading off from the main reception hall with a continuation of the light coloured lime wash wood effect floor, radiator, wooden cottage style door to large storage / cupboard, further doors leading off to cloakroom and bedroom one.	Comprising of tiled floor, half tiled walls, wash basin, W.C., double glazed frosted window.
<ul style="list-style-type: none"><li>Study/Games Room</li></ul>	Cloakroom	Bedroom 2
<ul style="list-style-type: none"><li>Family Bath &amp; Shower Room</li></ul>	Comprising of low-level W.C. half tiled walls, wash basin with chrome taps, double glazed window, light coloured limewash wood effect floor.	13'6 x 12'0 (4.11m x 3.66m) A double sized room, with aspect to front and benefitting from double glazed windows, fitted wardrobe cupboard, radiator, fitted shelves and picture rails.
<ul style="list-style-type: none"><li>Secluded Gardens &amp; Integral Garage</li></ul>	Bedroom 1	Bedroom 3
	13'2 x 12'1 (4.01m x 3.68m) Approached from the inner hall and being a double sized room with radiator, fitted wardrobe cupboard, picture rails, double glazed windows with breath-taking views beyond the rear garden of the adjoining countryside and towards the coast. Door to ensuite shower room.	13'11 x 10'10 (4.24m x 3.30m) A double sized room with radiator, fitted wardrobe cupboard, double glazed window with aspect over the rear garden and wonderful far-reaching views over the adjoining farmland.
	En-Suite Shower Room/WC	Bedroom 4
	With tiled floor and half tiled walls, low level W.C., raised feature washbasin with Granit top and chrome mixer tap, a double sized heavy glazed shower with drying area, tiled walls and chrome shower system, chrome heated towel rail, extractor fan, double glazed window with wonderful aspect over the rear garden and beyond to the adjoining countryside.	12'7 x 8'10 (3.84m x 2.69m) A double sized room with radiator, picture rails and double-glazed window with aspect over the rear garden and beautiful far-reaching views beyond of the adjoining countryside.
	Lower Ground Floor Accommodation	Bedroom 5
	Comprising of a large kitchen / breakfast room / dining room with outlook and access to rear gardens, sitting room / occasional formal dining room and study / games room.	10'8 x 8'10 (3.25m x 2.69m) A double sized double aspect room, radiator, picture rails, aspect to side and further aspect to front.
	Kitchen/Breakfast/Dining Room	Family Bath & Shower Room
	24'10 x 11'2 (7.57m x 3.40m) With an extensive range of modern shaker style cupboard and base units with work surfaces over, fitted 1 ó drainer sink unit with mixer tap, space for large gas cooking range with air purifier hood over, space for large American fridge freezer, integrated dishwasher, further large storage cupboard, downlights, radiators, feature brick fireplace with fitted wood burner and wooden mantle over, further fitted cupboard and shelving, lounge area with large double glazed French doors with aspect of and leading out to the rear gardens and rural views beyond. Further door to adjoining sitting room / occasional formal dining room.	A luxurious and tastefully upgraded room, comprising of a fitted bath with tiled surrounds and walls, chrome mixer taps and shower attachment, tiled floors, chrome heated towel rail, raised fitted feature wash basin with chrome taps, wall mounted mirror, heavy glazed sided shower with tiled walls and chrome shower system, down light, extractor fan, double glazed window.
	Sitting/Occasional Dining Room	Outside
	4.62m x 3.33m With downlights, radiator, bay area and further door leading to a study which also has other potential uses, such as a games room etc.	The rear garden is mostly laid to lawn and includes a pond, store shed and gated side access. Wonderful uninterrupted views across adjoining fields can be enjoyed.
		Parking
		Ample parking is provided to the front for a number of vehicles and this leads to the integral garage.
		Integral Garage
		17'7 x 8'6 (5.36m x 2.59m) Up an over front double door and side door from entrance vestibule, light and power points, points and plumbing for washing machine and dryer, space and points for freezer.
		Council Tax Band = F
		EPC = C