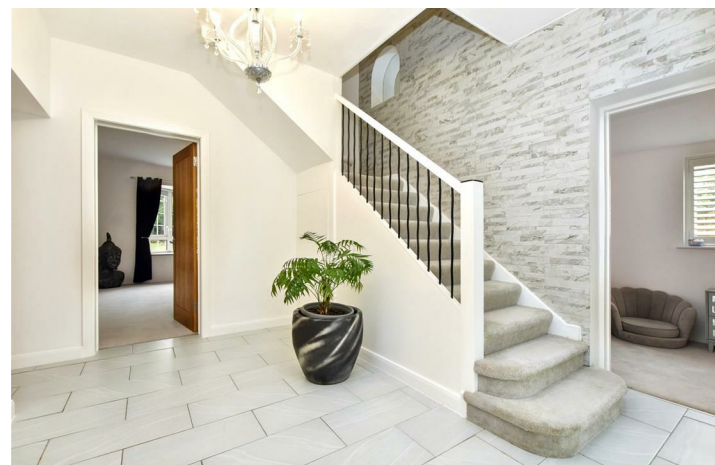


287 Kings Drive,
Eastbourne, BN21 2YA

Freehold

Guide Price
£980,000-£1,000,000



4/5 Bedroom 3/4 Reception 3 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.



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4/5 Bedroom 3/4 Reception 3 Bathroom



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GUIDE PRICE £980,000 TO £1,000,000

This exceptional detached residence offers spacious and versatile accommodation, including a self contained annexe and expansive rear gardens enjoying a sunny South Westerly aspect. Situated on the borders of West Hampden Park, Ratton and Willingdon Village the property is immaculately presented throughout. The main house features four to five principal bedrooms and two to three reception rooms, including a stunning master bedroom complete with a luxurious En Suite bath and shower room/WC. Additional highlights include a stylish cloakroom, a well appointed kitchen with an adjoining utility area and a welcoming sitting room enhanced by a bespoke media wall. The one bedroom annexe benefits from its own fitted kitchen and En suite facilities, offering ideal accommodation for guests, extended family or potential rental income. A contemporary family bathroom with both bath and shower is located on the first floor. The location is ideal for families, with excellent schools for all age groups nearby, as well as the scenic Hampden Park, local shops and a mainline railway station within easy reach. East Sussex College and the District General Hospital are also less than half a mile away.

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Main Features	Entrance Frosted double glazed door to-	Bedroom 3 14'2 x 11'8 (4.32m x 3.56m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.
• Extended Detached House	Lobby Archway to-	Bedroom 4 11'0 x 10'10 (3.35m x 3.30m) Radiator. Carpet. Double glazed window to rear and side aspect.
• 4/5 Bedrooms	Hallway Understairs cupboard.	Family Bath & Shower Room/WC Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Shaver point. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window.
• 3/4 Reception Rooms	Cloakroom Low level WC. Wall mounted wash hand basin and mixer tap with vanity unit below. Tiled floor. Frosted double glazed window.	Annexe - Sitting Room 13'11 x 12'4 (4.24m x 3.76m) Radiator. Carpet. Double glazed window to front aspect.
• Kitchen/Utility Area	Ground Floor Bedroom/Study 14'2 x 6'6 (4.32m x 1.98m) Radiator. Carpet. Double glazed windows to front, rear and side aspects with plantation shutters.	Annexe - Double Bedroom 10'0 x 9'7 (3.05m x 2.92m) Radiator. Carpet. Double glazed window to front aspect. Door to-
• Luxury En Suite Bath & Shower Room/WC	Sitting Room 15'7 x 14'5 (4.75m x 4.39m) Two radiators. Carpet. TV and audio wall. Double glazed window to rear aspect.	Annexe - Kitchen 11'0 x 7'5 (3.35m x 2.26m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for gas cooker and fridge freezer. Space and plumbing for washing machine and tumble dryer. Range of wall mounted units and extractor. Wall mounted gas boiler. Double glazed window to side aspect.
• Luxury Family Bath & Shower Room/WC	Dining Room 19'8 x 10'8 (5.99m x 3.25m) Radiator. Epoxy flooring. Breakfast bar. Double glazed window to rear aspect. Door to annexe. Double glazed double door to rear.	Annexe - En Suite Bathroom/WC Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Part tiled walls. Frosted double glazed window
• Self Contained 1 Bedroom Annexe	Kitchen 14'0 x 9'8 (4.27m x 2.95m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Space for range cooker. Integrated dishwasher, undercounter fridge and microwave. Range of wall mounted units and extractor. Tiled flooring. Archway to-	Outside The rear garden is a true highlight it is secluded, generously sized and laid to lawn and patio. It enjoys a bright South Westerly orientation backing onto West Lords and is attractively landscaped with mature trees, shrubs and flower beds. There is ample space for the addition of a garden cabin or pergola and useful storage sheds are already in place.
• Large Lawned Rear Garden	Utility Area 9'5 x 4'4 (2.87m x 1.32m) Space for American style fridge freezer. Radiator. Tiled flooring. Double glazed windows and double glazed door to rear.	Parking To the front, a spacious driveway provides ample off road parking for multiple vehicles, complemented by a charming and well stocked front garden.
• Driveway	Stairs from Ground to First Floor Landing Carpet. Airing cupboard. Access to loft (not inspected).	EPC = C
	Master Bedroom 15'0 x 13'10 (4.57m x 4.22m) Radiator. Carpet. Built in wardrobe. Double glazed window to rear aspect.	COUNCIL TAX BAND = G
	Luxury En Suite Bath & Shower Room/WC Panelled bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Part tiled walls. Heated towel rail. Frosted double glazed window.	
	Bedroom 2 12'5 x 9'9 (3.78m x 2.97m) Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect.	