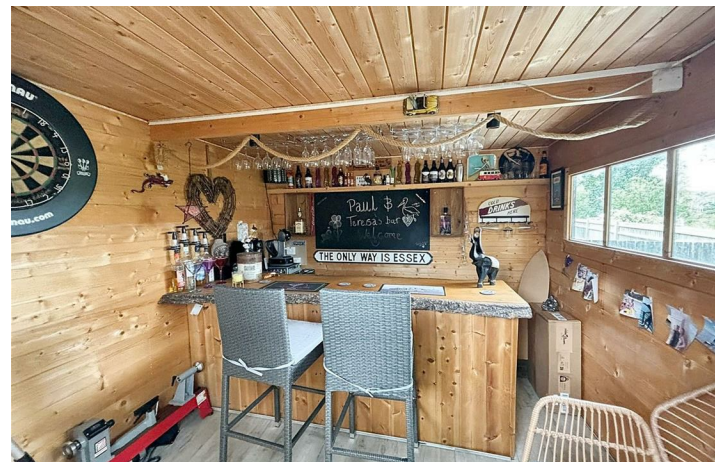
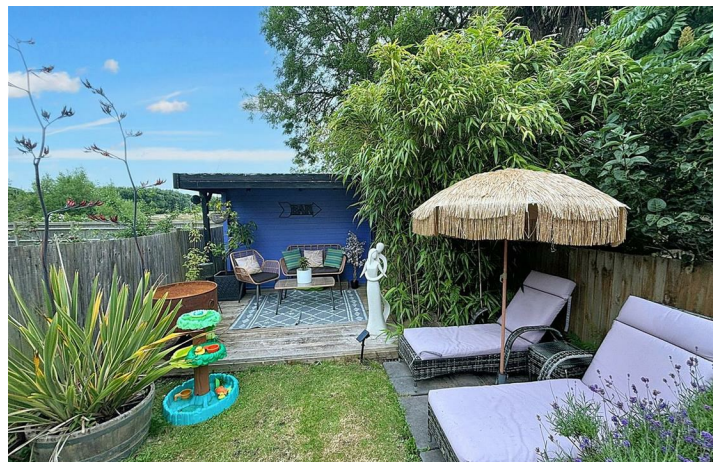
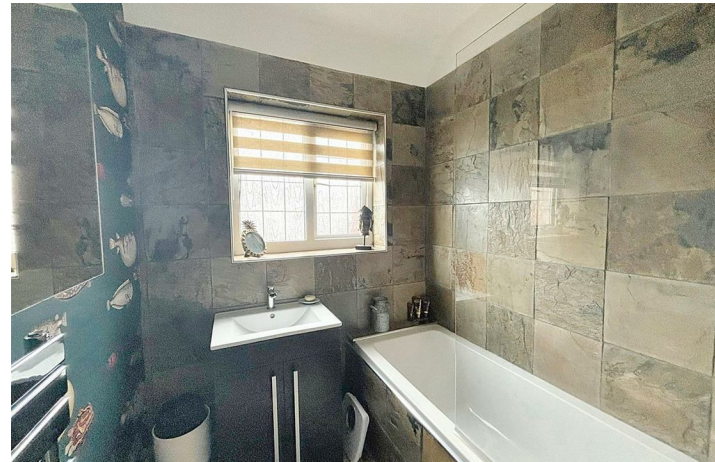


56A Kings Drive,  
Eastbourne, BN21 2PB

Leasehold - Share of Freehold

Guide Price  
£310,000 - £320,000



3 Bedroom 1 Reception 2 Bathroom



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[info@townflats.com](mailto:info@townflats.com)

01323 416600

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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3 Bedroom 1 Reception 2 Bathroom



56A Kings Drive, Eastbourne BN21 2PB

\*\*\*GUIDE PRICE £310,000 - £320,000\*\*\*

A beautifully presented three bedroom split level apartment with private rear entrance door, sizable private lawned rear garden and glorious views over open fields. Situated on Kings Drive the maisonette has undergone significant improvement and benefits from a luxury refitted kitchen/breakfast room with integrated appliances, three double bedrooms, the master having a wonderful en-suite with bath & shower, a further bathroom and lounge/dining room with log burner. A particular feature of the property is the delightful private garden that has a summerhouse that's currently used as a bar and a seating area that looks over open fields. To the front there is off road parking for one vehicle. Flats of this size are rarely available and with it being sold with a share of the freehold an internal inspection comes highly recommended.

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56A Kings Drive, Eastbourne, BN21 2PB

Guide Price £310,000 - £320,000

Main Features

- Beautifully Presented Split Level Maisonette With Private Rear Entrance Door
- 3 Bedrooms
- Lounge/Dining Room With Log Burner
- Fitted Kitchen/Breakfast Room
- En-Suite Bath & Shower/WC
- Modern Luxury Bathroom/WC
- Electric Heating
- Double Glazing
- Private Rear Garden With Summerhouse
- Off Road Parking For 1 Vehicle

**Entrance**  
Private entrance door to side with internal staircase with double glazed window and electric radiator leading to -

**Split Level Hallway**  
Entryphone handset. Airing cupboard housing hot water cylinder. Stairs to first floor.

**Lounge/Dining Room**  
Feature fireplace with log burner on a stone hearth. Coved ceiling. Television point. Electric radiator. Double glazed window to rear aspect with wonderful views over open fields.

**Fitted Kitchen/Breakfast Room**  
Wonderful range of high gloss wall & base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob with extractor cooker hood. Built-in electric oven and microwave. Integrated fridge/freezer, washing machine and dishwasher. Island with matching worktop and built-in wine cooler. Inset spotlights. Electric radiator. Built-in cupboard with fixed shelving. Double glazed window.

**Double Aspect Master Bedroom**  
Skylights to front & rear aspects. Wood effect flooring. Inset spotlights. Built-in eaves wardrobes. Door to -

**En-Suite Bath & Shower/WC**  
Suite comprising bath with chrome mixer tap & hand held shower attachment. Shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Low level WC with concealed cistern. Part tiled walls. Tiled floor. Heated towel rail. Skylight.

**Bedroom 2**  
Electric radiator. Fitted wardrobe. Picture rail. Double glazed window to rear aspect with wonderful views over open fields.

**Double Aspect Bedroom 3**  
Electric radiator. Picture rail. Double glazed windows to front & side aspects.

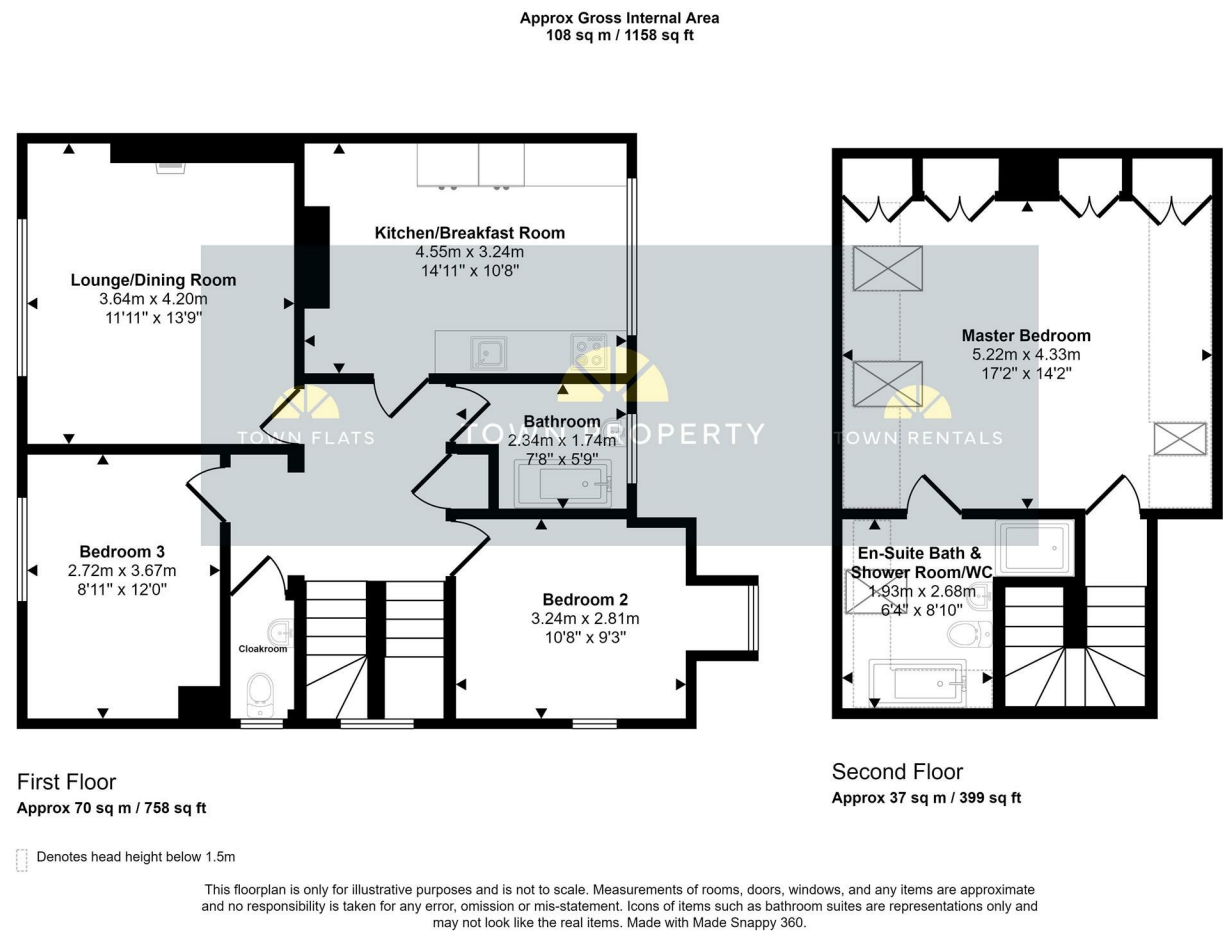
**Modern Luxury Bathroom/WC**  
White suite comprising panelled bath with chrome mixer tap, shower attachment & shower screen. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Chrome heated towel rail. Part tiled walls. Tiled floor. Frosted double glazed window.

**Cloakroom**  
Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Part tiled walls. Frosted double glazed window.

**Outside**  
To the rear of the property are stunning rear gardens mainly laid to lawn with flower beds, mature trees and shrubs. There is also a summerhouse that is currently being used as a bar. A seating area behind the bar provides wonderful views of open fields.

**Parking**  
To the front of the property there is off road parking for one vehicle.

EPC = E  
Council Tax Band = B



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: N/A**  
**Maintenance: 50% of outgoings as & when required**  
**Lease: 999 years from 2022. We have been advised of the lease term, we have not seen the lease**

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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.