



44 Kings Drive, Eastbourne, BN21 2PB

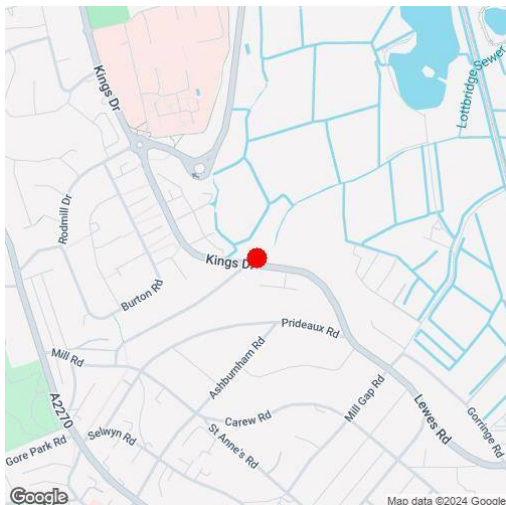
Price £695,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented four bedroom detached house of exceptional character boasting bright and spacious accommodation throughout with large secluded gardens, driveway and garage. This beautiful home is located within easy reach of Eastbourne town centre, mainline railway station and Eastbourne district general hospital. The property has been well maintained by the current owners and enjoys accommodation comprising spacious reception hall, sitting room with wood burner and bay window, dining room, modern fully fitted kitchen with granite work surfaces and integral appliances, ground floor shower room/wc, large first floor landing with four excellent size bedrooms and stylish bathroom/wc, the main bedroom has a convenient eaves storage area. Accessed from the rear garden and also via a hatch from the dining room, is a hobbies room and also a music room/studio which has an adjoining wc and wash hand basin. There is a further large area of undercroft storage. To the front there is a driveway providing off road parking leading to an integral garage benefiting from power and light and a particular feature is the large and secluded rear garden mainly laid to lawn with area of patio and decking. There is a large pond and a variety of plants, shrubs and trees along with a range of outdoor lighting. There is also a pleasant patio seating area directly off of the kitchen. Additional benefits include double glazing and gas central heating.





At a Glance:

- Substantial four bedroom detached house
- Beautifully presented throughout
- Modern kitchen with integral appliances
- Modern family bathroom and additional ground floor shower room
- Hobbies room and music room/studio
- Sitting room with wood burner
- Dining room
- Large secluded rear garden
- Driveway and integral garage

Accommodation:

SPACIOUS ENTRANCE HALL

SITTING ROOM

16'2" (4.93m) Into Bay x 13'2" (4.01m)

DINING ROOM

13'1" (3.99m) x 12'4" (3.76m)

KITCHEN

13'1" (3.99m) x 9'9" (2.97m)

SHOWER ROOM/WC

HOBBIES ROOM

12'9" (3.89m) x 0" (0m)

MUSIC ROOM/STUDIO

12'5" (3.78m) x 9'3" (2.82m)

WC

UNDERCROFT STORAGE

FIRST FLOOR LANDING

BEDROOM 1

16'4" (4.98m) Into Bay x 13'2" (4.01m) door to walk-in eaves storage.

BEDROOM 2

13'0" (3.96m) x 12'4" (3.76m)

BEDROOM 3

9'9" (2.97m) x 9'2" (2.79m)

BEDROOM 4

9'2" (2.79m) x 9'0" (2.74m)

BATHROOM

OUTSIDE:

FRONT GARDEN

DRIVEWAY

GARAGE

15'9" (4.8m) x 8'6" (2.59m) with light and power

REAR GARDEN

EPC:

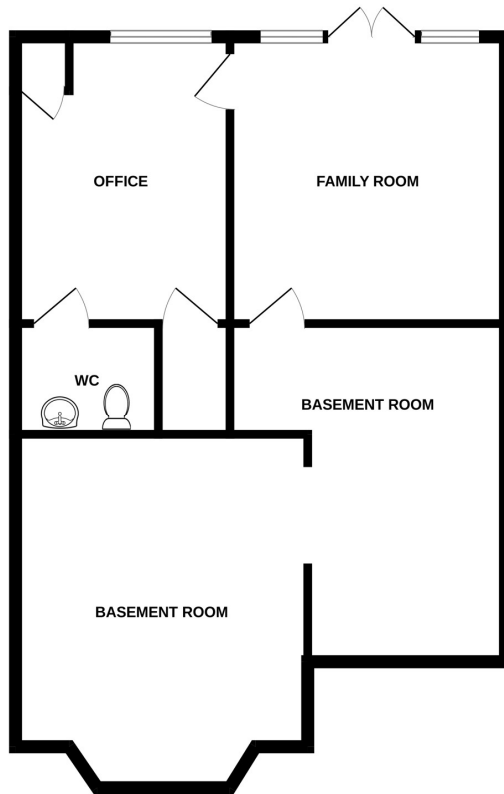
'D'

COUNCIL TAX:

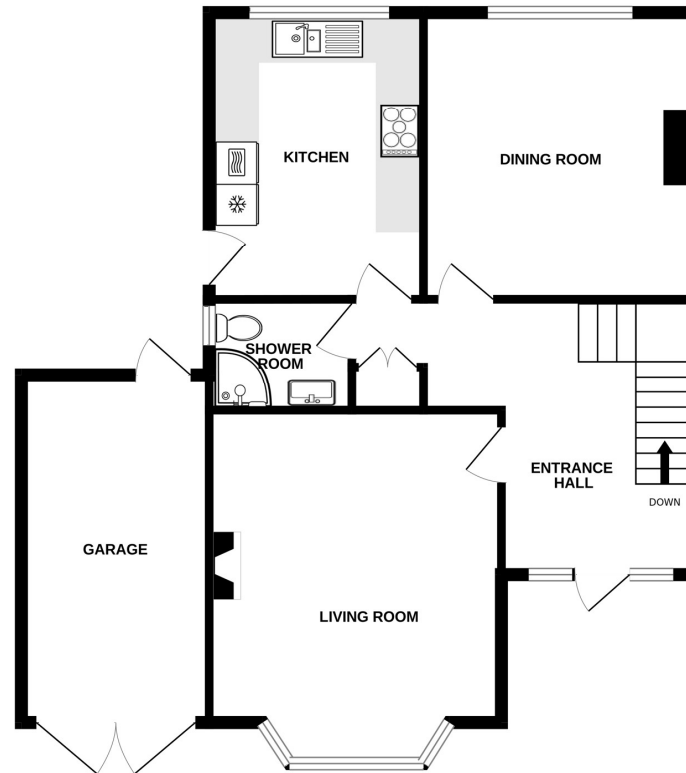
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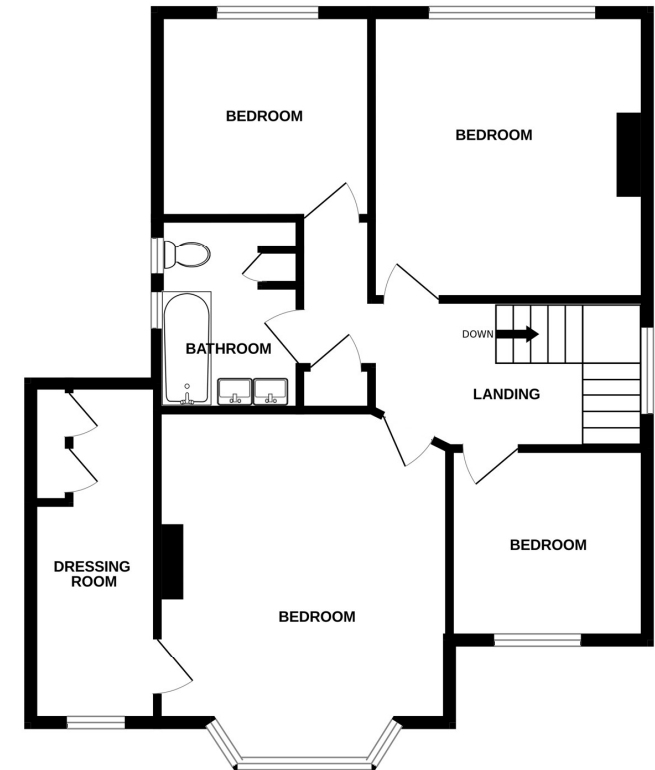
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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