

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



36a Kings Avenue, Eastbourne, East Sussex, BN21 2PF

Guide Price £589,500 Freehold

An excellent opportunity has arisen to acquire this **DESIRABLE FOUR BEDROOMED DETACHED HOME** IN THIS FAVOURED UPPERTON LOCATION IN EASTBOURNE. The property has been updated by the current owners with the provision of refitted kitchen/breakfast room, family bathroom, en-suite to master bedroom, recently installed double glazing throughout and is considered in excellent decorative order. Additionally the property offers secluded gardens to rear with a southerly aspect, on site garage with driveway parking and an internal inspection is highly recommended. EPC = D



The property is conveniently located within close proximity to local shops and amenities in nearby Framfield Way with schools for most age groups within easy walking distance whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a quarter miles distant.

*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * DINING ROOM * REFITTED KITCHEN/BREAKFAST ROOM * UTILITY ROOM * FIRST FLOOR LANDING * BEDROOM ONE * EN SUITE SHOWER ROOM/WC * BEDROOM TWO * BEDROOM THREE * BEDROOM FOUR * REFITTED FAMILY BATHROOM/WC * ON SITE GARAGE * DRIVEWAY PARKING * GARDENS TO FRONT AND REAR**



The accommodation

Comprises:

Steps rising from road level to the property, front door opening to:

ENTRANCE HALL

With wall mounted thermostat and radiator, access to first floor landing

CLOAKROOM/WC

With a modern white suite comprising low level wc, pedestal hand wash basin, radiator

SITTING ROOM

20'2 x 11'6 (6.15m x 3.51m)

Being dual aspect with marble effect feature fireplace with inset living flame gas fire, two television aerial points, telephone points, two radiators, recently replaced upvc windows to front with upvc french doors providing access to rear garden

DINING ROOM

11'4 x 9'8 (3.45m x 2.95m)

With upvc windows to front, radiator, access to kitchen

REFITTED KITCHEN/BREAKFAST ROOM

11'3 x 10'1 (3.43m x 3.07m)

Recently refitted with a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces over with inset one and a half bowl stainless steel sink unit with mixer taps. Five burner gas hob with canopy extractor above with adjacent electric oven, space for fridge freezer Integrated dishwasher, part tiled walls in complimentary tiling, upvc Georgian bar windows to rear, door to:

UTILITY ROOM

8'0 x 6'3 (2.44m x 1.91m)

With plumbing and space for washing machine, tumble dryer, wall mounted gas boiler for the provision of gas fired central

FIRST FLOOR LANDING

With built in airing cupboard with hot water cylinder and central heating programmer, hatch to loft space, radiator

BEDROOM ONE

11'6 x 11'4 (3.51m x 3.45m)

With recently replaced upvc windows to front with far reaching northerly views looking towards the Sussex Weald, radiator

REFITTED EN SUITE SHOWER ROOM/WC

With a double width shower cubicle with MIRA electric shower unit over, vanity hand wash basin part tiled walls in complimentary tiling, radiator

BEDROOM TWO

11'5 x 8'5 (3.48m x 2.57m)

With upvc double glazed windows to front with far reaching views, radiator

BEDROOM THREE

11'6 x 8'5 (3.51m x 2.57m)

With upvc windows to front with views, radiator

BEDROOM FOUR

9'5 x 8'1 (2.87m x 2.46m)

Currently used as a study with upvc window to rear, radiator

REFITTED BATHROOM/WC

Recently refitted with a contemporary white suite comprising panelled bath, pedestal hand wash basin, low level wc obscure upvc windows to rear

ON SITE GARAGE

17'10 x 10'0 (5.44m x 3.05m)

With up and over door, power and light

DRIVEWAY PARKING

Adjacent to the garage, parking available for two vehicles

FRONT GARDEN

Principally established shrub borders to sides with stepped access leading up to front door

REAR GARDEN

Being a particular feature of the property with a patio area leading up via steps to a level lawned area secluded with a southerly aspect

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Band E

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS

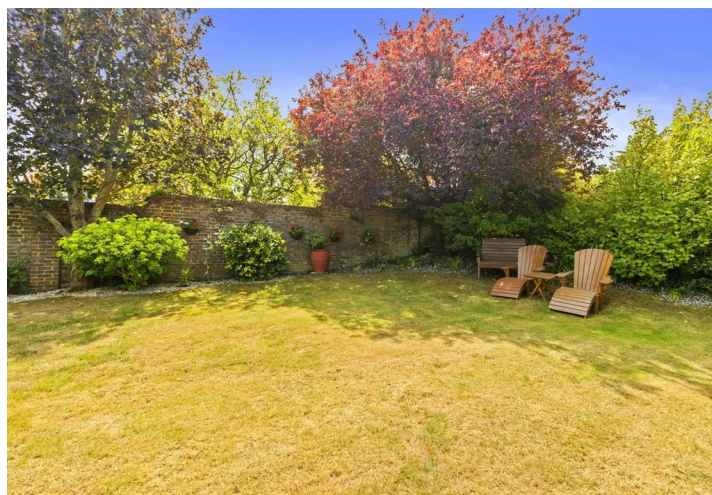
We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

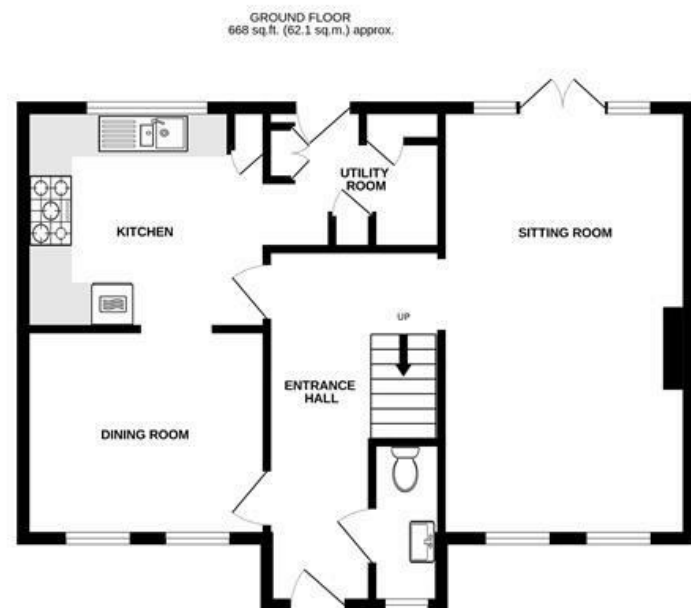
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





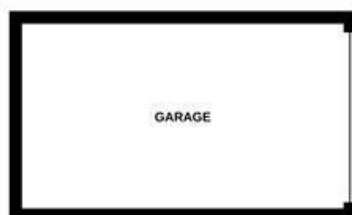




1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.

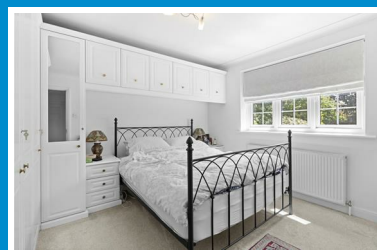


GARAGE
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.