



66 Kings Avenue, Eastbourne, BN21 2PD

Offers Over £550,000

 3  2  2  D

A MOST IMPRESSIVE, older style detached house situated within the UPPERTON area of Eastbourne, close to Eastbourne District General Hospital and enjoying easy access to the town centre. Comprising a superb 19'3 x 14'10 kitchen/dining room, Lounge, THREE BEDROOMS, two bath/shower rooms, home office, off road parking and a 200 (approx.) rear garden. VIEWING IS HIGHLY RECOMMENDED.



Double glazed front door to:

Entrance Porch

Quarry tiled floor, door to:

Entrance Hall

Stairs rising to first floor landing, radiator, door to:

Ground Floor Shower Room

Fitted in a modern white suite comprising double sized shower cubicle with twin shower head, vanity wash basin with cupboards below, low level wc, heated chrome towel ladder, double glazed window to side.

Lounge

14'10 x 11'5 (4.52m x 3.48m)
Feature contemporary style fireplace with electric fire, Radiator, TV point, double glazed bay window to front.

Kitchen/Dining Room

19'3 x 14'10 (5.87m x 4.52m)
Fitted in a range of modern wall and base mounted cupboards and drawers with complementary work tops. Inset 1 1/2 bowl stainless steel sink and single drainer unit with mixer tap. 'Range' style cooker with extractor hood above, integrated washing machine, space for 'American' style fridge/freezer, radiators, tiled floor, space for dinning table and chairs, double glazed windows and french doors leading to rear garden.

First Floor Landing

Double glazed window to front, access to boarded loft room with velux windows.

Boarded loft space

Plaster boarded with two Velux windows, accessed via pull-down ladder.

Bedroom One

13'3 x 11'9 (4.04m x 3.58m)
Range of mirror fronted wardrobes to one wall, radiator, double glazed bay window to front.

Bedroom Two

14'2 x 9'5 (4.32m x 2.87m)
Built in double wardrobe, radiator, double glazed window overlooking rear garden.

Bedroom Three

8'6 x 7'10 (2.59m x 2.39m)
Radiator, double glazed window to rear.

Bathroom

In a modern white suite comprising panelled bath with mixer tap and shower attachment, Pedestal wash basin, low level wc, mirror fronted fitted bathroom cabinet, heated chrome towel ladder, double glazed windows to side.

Outside

Front Garden - laid as shingle driveway providing off road parking.

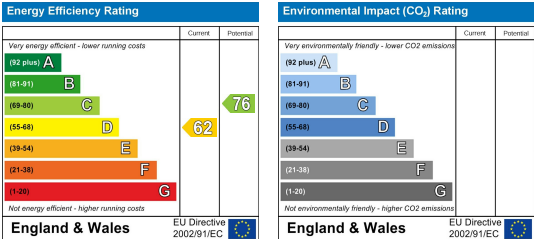
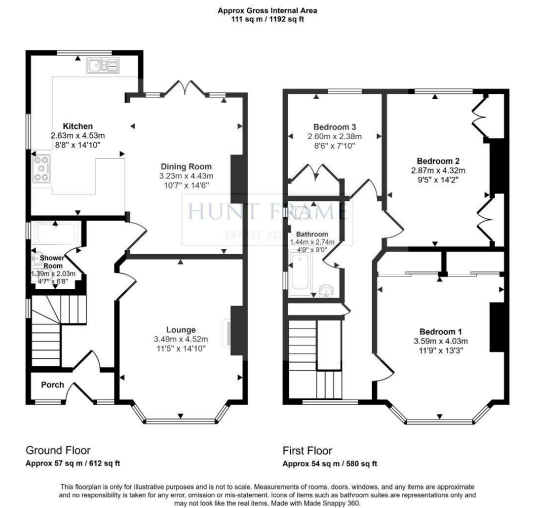
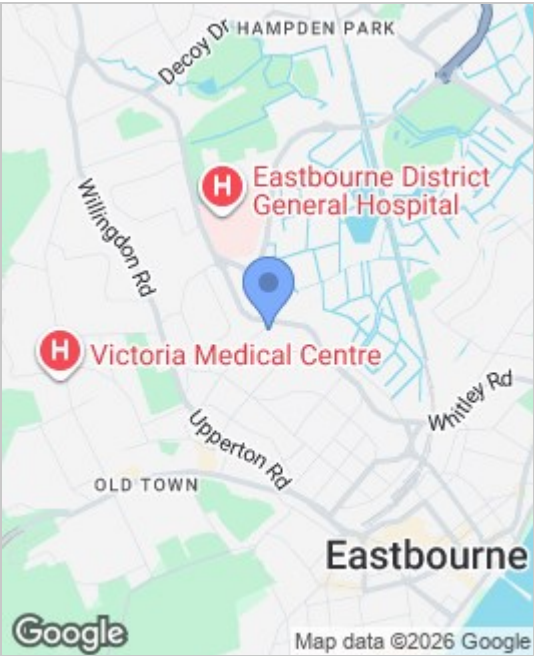
Small garage, currently used as storage.

Rear Garden - A particular feature of the property measuring approximately 200' in length. There is an area of patio adjacent to the rear of the property which leads on to an area of lawn which is bordered by a variety of mature trees, bushes and shrubs. The rear of the garden is now arranged as a wild flower garden with trees, bushes and shrubs.

COUNCIL TAX BAND: E

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.