



**Kings Drive, EASTBOURNE BN21 2NX**



**welcome to**

**Kings Drive, EASTBOURNE**

Modern four bedroom detached home with driveway and garden garage. Featuring two reception rooms, a spacious open plan kitchen/dining room, and a convenient downstairs cloakroom. The property also benefits from a large rear garden and is beautifully presented throughout. Ideal for family living.



### Entrance Porch

Door to the front aspect.

### Entrance Hall

Under stairs cupboard. Radiator. Window and door to the front aspect. Window to the side aspect.

### Lounge

Double glazed window to the front aspect. Open fire place. Radiator.

### Open Plan Kitchen/ Dining Room

A range of wall and base units with solid wood work top over incorporating a butler style sink and drainer unit. Space and plumbing for washing machine. Integral dish washer. Space for a range cooker with cooker hood above. Log burner. Radiator. Double glazed bi - fold doors to the rear aspect. Double glazed window to the side and rear aspect.

### Cloakroom

Double glazed window to the side aspect. Low level W.C.

### First Floor Landing

Double glazed window to the side aspect. Loft access.

### Bedroom 1

Double glazed bay window to the front aspect. Fire place. Radiator.

### Bedroom 2

Double glazed window to the rear aspect. Fire place. Radiator.

### Bedroom 3

Double glazed window to the rear aspect. Radiator.

### Bedroom 4

Double glazed window to the front aspect. Radiator.

### Bathroom

Comprising a free standing roll top bath with mixer taps and a rainfall over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Radiator. Double glazed window to the side aspect. Spotlighting.

### Rear Garden

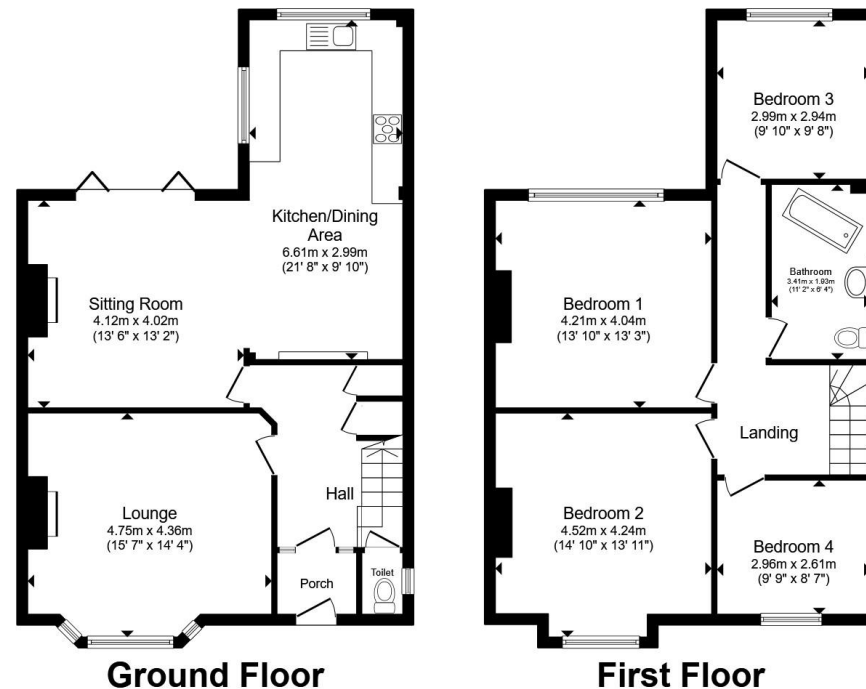
Mainly laid to lawn with garage and summer house. Mature trees and shrubs. Side access.

### Parking

Off road parking for multiple vehicles.

### Garden Garage

Double doors to the front aspect.



Total floor area 140.5 m<sup>2</sup> (1,512 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Kings Drive, EASTBOURNE

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- DRIVEWAY FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£575,000**



Please note the marker reflects the  
postcode not the actual property

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