



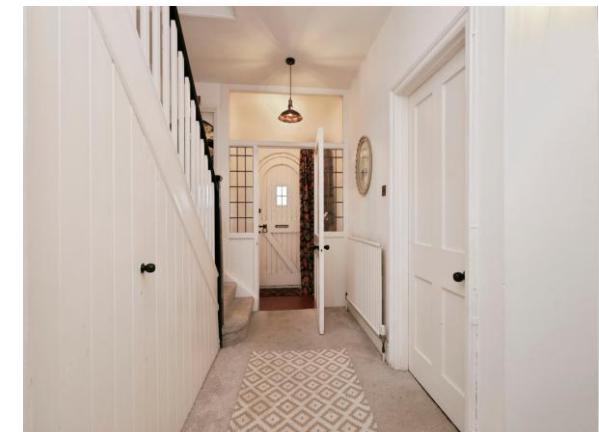
**Kings Drive, EASTBOURNE BN21 2NX**

fox & sons

**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)



welcome to

## 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**



**view this property online** [fox-and-sons.co.uk/Property/EBN117043](http://fox-and-sons.co.uk/Property/EBN117043)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
EBN117043 - 0002



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)