Freehold

Guide Price
£635,000 - £650,000

44 Kings Drive,
Eastbourne, BN21 2PB








5 Bedroom | 3 Reception | 2 Bathroom

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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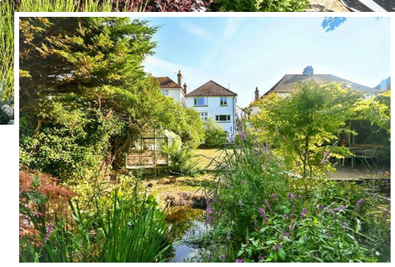
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Guide Price £635,000 to £650,000 Beautifully presented throughout and backing directly onto open fields, this substantial detached family home offers exceptionally versatile accommodation arranged over three floors. Perfectly suited to growing families, those seeking multi generational living or anyone working from home, the property combines generous living space with an enviable open outlook to the rear. The welcoming entrance hall leads to an elegant bay fronted sitting room with feature wood burner, separate dining room, modern fitted kitchen with integrated appliances and a contemporary ground floor shower room. The first floor provides four well proportioned bedrooms and a stylish family bathroom, creating an ideal layout for family life. A particular feature of the property is the impressive lower ground floor, accessed independently from the rear garden and also via an internal ladder from the dining room. This highly versatile space offers an additional reception room, fifth bedroom or home office, separate WC and extensive undercroft storage, making it ideal for independent living, guest accommodation, a home business or studio. Outside, the property enjoys a generous and secluded rear garden with patio seating areas, mature planting and uninterrupted views across neighbouring fields. To the front, a private driveway provides off road parking and leads to the integral garage. Conveniently positioned within easy reach of Eastbourne town centre, the mainline railway station, District General Hospital and a wide range of local amenities, this is a superb family home offering outstanding space, flexibility and a wonderful backdrop.

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Main Features

- Detached House
- 4/5 Bedrooms
- Lounge & Dining Room
- Kitchen with Integrated Appliances
- Ground Floor Shower Room/WC
- First Floor Family Bathroom/WC
- Lower Ground Floor Bedroom, Cloakroom & Reception Room
- Secluded Rear Garden
- Garage & Driveway

Entrance
Covered storm porch with front door to-

Hallway
Radiator. Stairs to first floor. Understairs cupboards. Triple glazed windows to front aspect.

Lounge
16'2 x 13'6 (4.93m x 4.11m)
Radiator. Log burner. Triple glazed bay window to front aspect with plantation shutters.

Shower Room/WC
Corner shower cubicle. Low level WC. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Frosted double glazed window.

Kitchen
12'8 x 9'10 (3.86m x 3.00m)
Fitted range of wall and base units, surrounding granite worktop with inset one and a half bowl sink unit and mixer tap. Induction hob with extractor above. Integrated fridge freezer, washing machine and dishwasher. Eye level ovens (one fan oven & one combination microwave oven). Double glazed window to rear aspect. Double glazed door to side aspect.

Dining Room
13'2 x 12'5 (4.01m x 3.78m)
Radiator. Exposed floorboards with hatch leading to lower ground floor. Georgian windows to rear aspect.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard. Loft access (not inspected). Window to side aspect.

Bedroom 1
16'5 x 13'3 (5.00m x 4.04m)
Radiator. Feature fireplace. Fitted wardrobes & walk in wardrobe. Triple glazed bay window to front aspect with plantation shutters.

Bedroom 2
13'1 x 12'6 (3.99m x 3.81m)
Radiator. Feature fireplace. Double glazed window to rear aspect.

Bedroom 3
9'10 x 9'2 (3.00m x 2.79m)
Radiator. Double glazed window to rear aspect.

Bedroom 4
9'1 x 9'0 (2.77m x 2.74m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Bath with mixer tap and handheld attachment. Vanity unit with inset his and hers sinks, both with mixer taps. Low level WC. Heated towel rail. Two frosted double glazed windows to side aspect. The property has a high pressure water system.

Lower Ground Floor

Reception Room
12'7 x 12'0 (3.84m x 3.66m)
Radiator. Door to access storage rooms below house. Double glazed patio doors to garden.

Bedroom
12'6 x 8'11 (3.81m x 2.72m)
Radiator. Double glazed window to rear aspect. Door to-

Cloakroom
Low level WC. Wash hand basin with mixer tap and cupboard below.

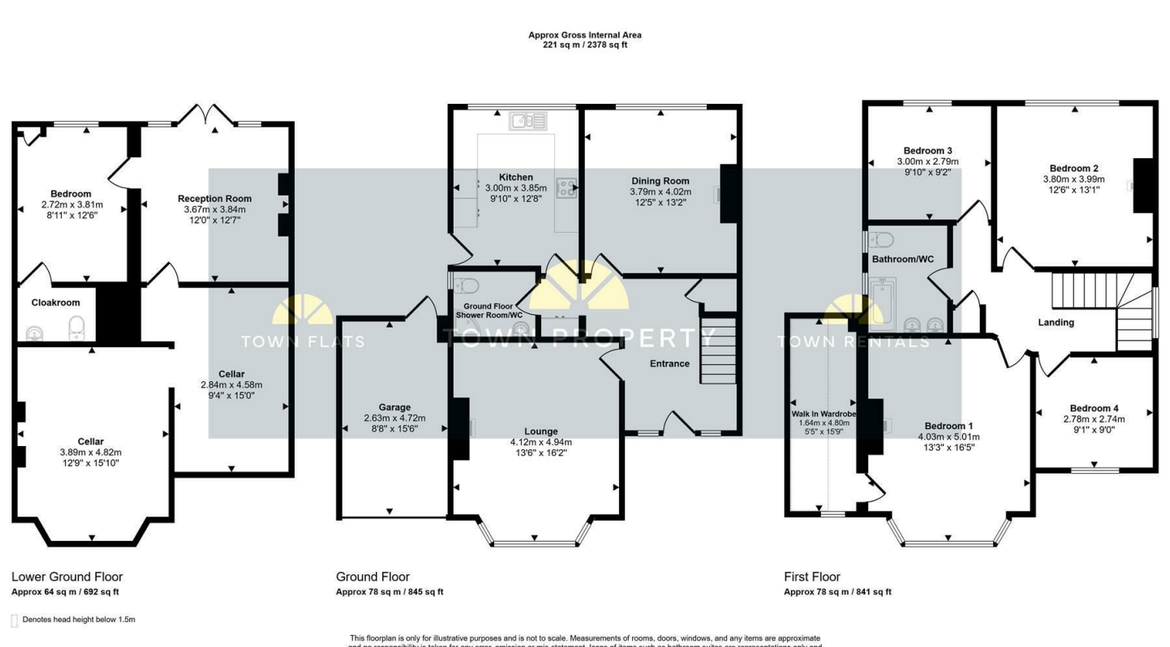
Outside
Secluded and private rear garden, backing onto open fields. A raised patio seating area adjoins the kitchen door, with gated side access and rear access into the garage. Steps down to an impressive garden predominantly laid to lawn and patio seating area adjoining the lower ground floor level. A variety of matured trees, plants and shrubbery, to include a pond with a timber built bridge.

Garage
15'6 x 8'8 (4.72m x 2.64m)
Light and power. Door to garden. Double doors to front aspect.

Parking
A driveway to the front of the property provides off road parking.

COUNCIL TAX BAND = E

EPC = D



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.