



57 Kings Avenue  
Eastbourne, BN21 2PE

Guide price £550,000



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Phil Hall Estate Agents welcomes to the market this impressive and meticulously maintained four-bedroom detached residence, located on the highly sought-after Kings Avenue in Eastbourne. Combining generous proportions, tasteful décor, and an enviable setting, this home presents a rare opportunity to acquire a substantial property that delivers both space and sophistication.

Positioned in a quiet, well-established residential area, the property is perfectly placed for families and professionals alike, with excellent access to local amenities, reputable schools, Eastbourne District General Hospital, and direct road links both into and out of town. The home's elevated sense of privacy, ample accommodation, and spectacular rear garden make it a true hidden gem.

Upon arrival, a welcoming storm porch provides shelter and a charming first impression, leading into a bright and spacious entrance hall. The entrance hallway immediately sets the tone, offering a warm and inviting atmosphere with ample room for coats, storage furniture, and movement throughout the ground floor.

To the left, the generous living room features a beautiful bay window and an elegant feature fireplace, offering a warm and inviting space for relaxation. The separate dining room enjoys direct access to the garden via double doors, ideal for entertaining or family meals with a view.

At the heart of the home is the modern kitchen/breakfast room, thoughtfully fitted with a range of wall-mounted and base units, space for a stylish range cooker, a freestanding fridge freezer and washing machine, and a practical breakfast bar. The kitchen enjoys garden views and access to the patio, making it perfect for indoor-outdoor living. Completing the ground floor is a contemporary cloakroom, ideal for guests.

Upstairs, the home offers four well-proportioned bedrooms, a family bathroom, and a separate cloakroom, making the layout of this property ideal for growing families, or anyone wanting space throughout.





Guide Price £550,000 to £575,000  
**LOCATION, LOCATION, LOCATION**  
The property is ideally situated on Kings Avenue, a highly sought-after residential road in Eastbourne, known for its peaceful surroundings and family-friendly atmosphere. This prime location offers excellent access to a range of local amenities, including well-regarded primary and secondary schools, making it perfect for families. Eastbourne District General Hospital is just a short distance away, as are local shops, parks, and recreational facilities. Commuters will benefit from convenient road links in and out of Eastbourne, while the town centre and seafront are easily accessible, offering a vibrant mix of shopping, dining, and leisure opportunities. This is a location that truly combines convenience with quality of life.

#### Storm Porch

**Entrance Hall**  
19'00 max x 8'00 (5.79m max x 2.44m)  
The entrance hall offers an immediate sense of character and charm, showcasing several original period features. A striking arched opening adds architectural interest, while the original balustrade on the staircase reflects the home's heritage. Natural light floods the space through a beautiful original stained glass window, creating a warm and welcoming first impression.

**Ground Floor Cloakroom**  
4'11 x 4'02 (1.50m x 1.27m)

**Living Room**  
18'01 into bay x 12'11 max (5.51m into bay x 3.94m max)

**Dining Room**  
14'11 x 11'05 max (4.55m x 3.48m max)

**Kitchen/Breakfast Room**  
13'08 x 8'11 (4.17m x 2.72m)

#### First Floor Landing

**Bedroom One**  
18'01 into bay x 10'07 (5.51m into bay x 3.23m)

**Bedroom Two**  
14'11 x 11'05 max (4.55m x 3.48m max)

**Bedroom Three**  
10'05 x 9'04 max (3.18m x 2.84m max)

**Bedroom Four**  
9'01 x 7'08 (2.77m x 2.34m)

**Bathroom**  
6'02 x 6'01 (1.88m x 1.85m)

**Separate Cloakroom**  
5'01 x 2'08 (1.55m x 0.81m)

#### Outside

The external space of this property is simply outstanding. To the front, a neatly maintained lawned garden with established flower beds enhances kerb appeal. A private driveway provides off-road parking and leads to a tandem garage, offering further parking or storage options, with convenient side access to the rear garden.

The rear garden of this property is a true highlight — a beautifully landscaped and private outdoor haven measuring approximately 115ft in length. Thoughtfully divided into three distinct sections, it offers space for both relaxation and recreation. Immediately adjoining the house is a generous patio area, accessible from the dining room, kitchen, and side of the property. This wraparound paved area is perfect for outdoor dining, entertaining, or simply enjoying the peaceful setting. A few steps lead down to a large, well-maintained lawn, bordered by mature trees and shrubs that provide privacy and a sense of seclusion. Beyond this lies a charming arched gateway leading to a further lawned section, ideal for children's play or quiet moments. At the far end of the garden, a tranquil stone-covered area awaits, beautifully framed by a striking cherry blossom tree and mature planting. This thoughtfully designed outdoor space offers a rare combination of size, beauty, and privacy — ideal for families, gardeners, and those who love to spend time outdoors.

**Tandem Garage**  
30'2" x 7'3" (9.206 x 2.214)  
With power and light



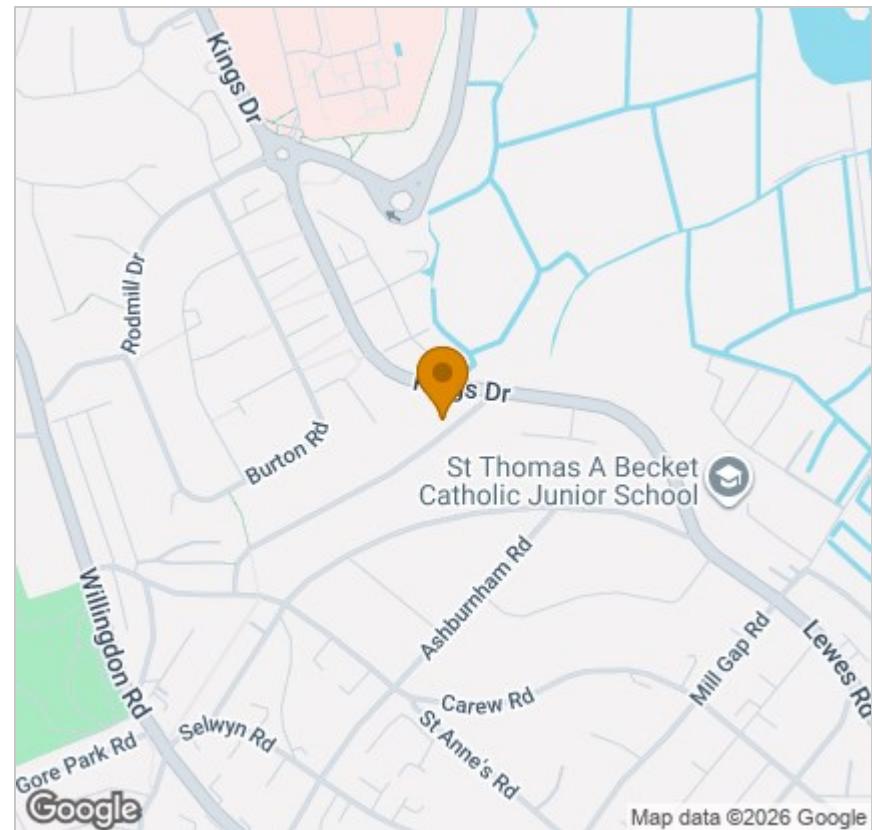
## Floor Plan



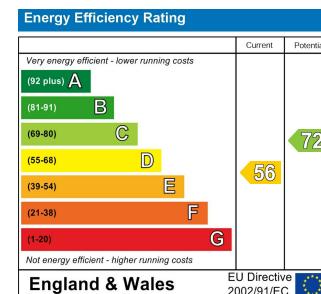
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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