TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£395,000

72 Kings Drive, Eastbourne, BN21 2PB

A modern three bedroom semi detached home, built within recent years and offering versatile accommodation arranged over two floors. The ground floor features a generous open plan living space with bi-folding doors opening directly onto a raised decked area, providing an ideal space for outdoor dining and entertaining. Also on the ground floor is a bedroom positioned to the front of the property and a convenient shower room. Upstairs are two impressive full width double bedrooms together with the family bathroom. Further benefits include a private driveway to the front and the property is ideally positioned adjacent to Eastbourne District General Hospital, with a wide range of schools, local amenities and transport links within easy reach. Offered to the market CHAIN FREE, this modern home would make an excellent purchase for families, professionals or buyers seeking flexible living accommodation.

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Main Features

- Modern Semi Detached House
- 3 Bedrooms
- Ground Floor Shower Room/WC
- Open Plan Kitchen/Lounge
- Family Bathroom/WC
- Bi Folding Doors Onto Raised Decking
- Double Glazing & Gas Central Heating Throughout
- Driveway
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Cupboard.

Bedroom 3
11'3 x 8'10 (3.43m x 2.69m)
Radiator. Understairs cupboard. Double glazed window to front aspect.

Ground Floor Shower Room/WC
Shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap. Extractor fan. Heated towel rail.

Open Plan Kitchen/Lounge
18'7 x 16'4 (5.66m x 4.98m)
Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level double oven. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Two radiators. Two double glazed velux windows. Double glazed bi fold doors onto a raised decked area.

Stairs from Ground to First Floor Landing

Bedroom 1
16'1 x 9'3 (4.90m x 2.82m)
Radiator. Two double glazed windows to front aspect.

Bedroom 2
16'1 x 9'3 (4.90m x 2.82m)
Radiator. Two double glazed windows to rear aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Frosted double glazed window.

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

COUNCIL TAX BAND = D

EPC = B

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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.