HUNT FRAME
ESTATE AGENTS



179 Kings Drive, Eastbourne, BN21 2UH

Offers In Excess Of £425,000

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OFFERS IN EXCESS OF £425,000
CHAIN FREE. AN ATTRACTIVE DETACHED THREE BEDROOM FAMILY HOME, offered to the market with comfortable accommodation across two floors to include a DUAL ASPECT SITTING ROOM, a MODERN KITCHEN and three bedrooms to the first floor with a SEPARATE SHOWER and TWO CLOAKROOMS. A particular feature of the property are the LOVELY, ESTABLISHED GARDENS, along with OFF ROAD PARKING and a GARAGE to the front aspect. Highly recommended by sole agents Messrs Hunt Frame.

Kings Drive is enviably situated in an exclusive residential area of Eastbourne with both Old Town and Hampden Park readily accessible. There are a number of local shops close by, as is Eastbourne's town centre which has a principal shopping thoroughfare and newly constructed Beacon centre. Sporting facilities in the Eastbourne area include three principal golf courses, indoor & outdoor tennis and bowls. To the west of Eastbourne lies miles of scenic countryside of the South Downs National Park







ENTRANCE PORCH
With glazed side panel. Opening to:

ENTRANCE HALL
Radiator. Doors off to the Sitting room, Kitchen and Cloakroom. Telephone point. Stairs rising to the first floor landing.

GROUND FLOOR CLOAKROOM
Suite comprising of a low level WC. Wall mounted wash hand basin. Fully tiled walls. UPVC double glazed window to the side.

SITTING ROOM
15'6 x 11'9 (4.72m x 3.58m)
UPVC double glazed windows to the front aspect. Double glazed sliding patio doors overlooking and giving access to the terrace and gardens. Two radiators. Feature fireplace with mantle and tiled surround with a gas point to the side.

KITCHEN/DINER
15'1 x 9'0 (4.60m x 2.74m)
Re-fitted in a modern white range of wall mounted and floor standing units and drawers with complementary roll edged work surfaces. Inset 1 1/2 bowl sink unit with mixer tap and drainer. Integrated slimline dish washer. Deep pan drawers. Eye level Bosch electric oven with matching microwave above. Integrated fridge and freezer. Pantry style pull out drawers. Four ring Bosch induction hob with extractor unit over. Space for a Breakfast table. UPVC double glazed windows overlooking the rear garden. Door to:

REAR LOBBY
UPVC double glazed door giving side access.

FIRST FLOOR LANDING
Double glazed window on the half landing. Spacious main landing with loft access. Door to a storage cupboard. Doors off to the bedrooms, bathroom and separate WC.

PRINCIPAL BEDROOM
16'2 x 10'6 (4.93m x 3.20m)
With fitted wardrobes and matching dresser. UPVC double glazed window to the front aspect and further window to the rear overlooking the gardens. Fitted with a full run of three matching double wardrobes, one with a mirror front. Radiator.

BEDROOM TWO
9'5 x 7'3 (2.87m x 2.21m)
UPVC double glazed window to the rear. Radiator. Fitted wardrobes.

BEDROOM THREE
9'9 x 6'11 (2.97m x 2.11m)
UPVC double glazed window to the front. Radiator. Door to a storage cupboard.

SHOWER ROOM
In a modern white suite comprising large shower cubicle, low level wc, vanity wash basin with cupboards below, radiator, double glazed window to front.

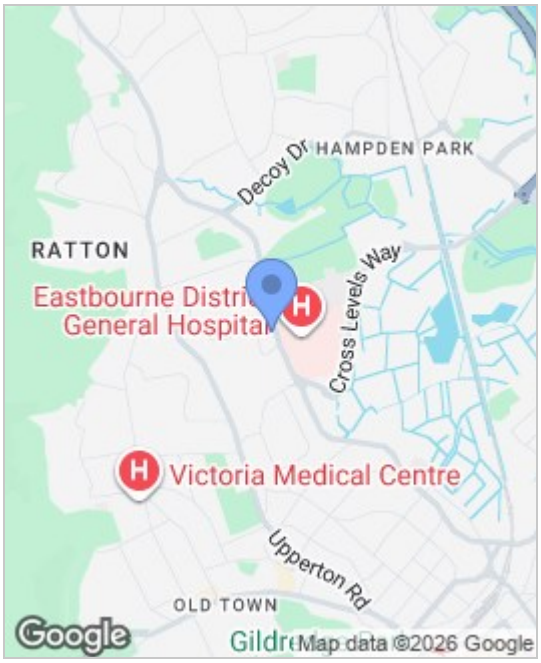
OUTSIDE

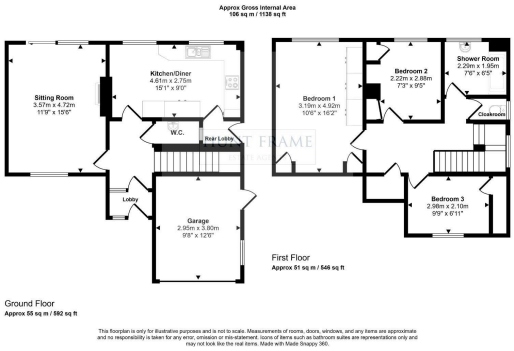
REAR GARDEN
The gardens being a particular feature of the property extending to over 100' in length. Initially laid as paved patio seating area. Pathway to the remainder of the gardens which are lawned with extensive mature and established shaped and planted borders to include flowering shrubs and trees with a tree lined rear aspect. Gated side access to :

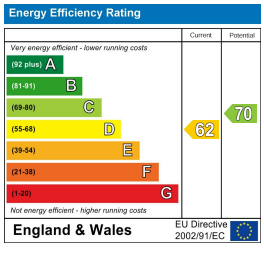
GARAGE
12'6 x 9'8 (3.81m x 2.95m)
Twin opening wooden doors to the front aspect, power and light, UPVC double glazed window to the side aspect with a wooden personal door giving side access to the house and gardens, wall mounted boiler, plumbing and space for a washing machine, further appliance space to the side.

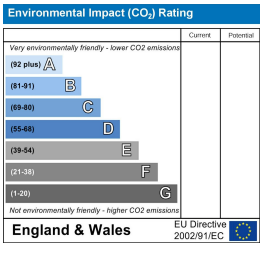
DRIVEWAY
Block paved driveway providing off road parking. Area of Lawn with shaped borders.

ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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