HUNT FRAME

ESTATE AGENTS



66 Kings Avenue, Eastbourne, BN21 2PD

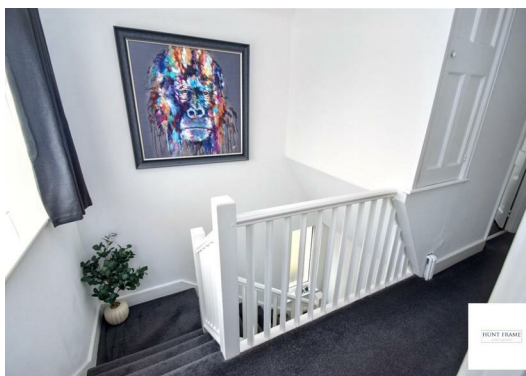
Price Guide £500,000

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PRICE GUIDE £500,000 to £525,000. A MOST IMPRESSIVE, older style detached house situated within the UPPERTON area of Eastbourne, close to Eastbourne District General Hospital and enjoying easy access to the town centre. Comprising a superb 19'3 x 14'10 kitchen/dining room, Lounge, THREE BEDROOMS, two bath/shower rooms, home office, off road parking and a 200 (approx.) rear garden. VIEWING IS HIGHLY RECOMMENDED.







Double glazed front door to:

Entrance Porch
Quarry tiled floor, door to:

Entrance Hall
Stairs rising to first floor landing, radiator, door to:

Ground Floor Shower Room
Fitted in a modern white suite comprising double sized shower cubicle with twin shower head, vanity wash basin with cupboards below, low level wc, heated chrome towel ladder, double glazed window to side.

Lounge
14'10 x 11'5 (4.52m x 3.48m)
Feature contemporary style fireplace with electric fire, Radiator, TV point, double glazed bay window to front.

Kitchen/Dining Room
19'3 x 14'10 (5.87m x 4.52m)
Fitted in a range of modern wall and base mounted cupboards and drawers with complementary work tops. Inset 1 1/2 bowl stainless steel sink and single drainer unit with mixer tap. 'Range' style cooker with extractor hood above, integrated washing machine, space for 'American' style fridge/freezer, radiators, tiled floor, space for dinning table and chairs, double glazed windows and french doors leading to rear garden.

First Floor Landing
Double glazed window to front, access to boarded loft room with velux windows.

Boarded loft space
Plaster boarded with two Velux windows, accessed via pull-down ladder.

Bedroom One
13'3 x 11'9 (4.04m x 3.58m)
Range of mirror fronted wardrobes to one wall, radiator, double glazed bay window to front.

Bedroom Two
14'2 x 9'5 (4.32m x 2.87m)
Built in double wardrobe, radiator, double glazed window overlooking rear garden.

Bedroom Three
8'6 x 7'10 (2.59m x 2.39m)
Radiator, double glazed window to rear.

Bathroom
In a modern white suite comprising panelled bath with mixer tap and shower attachment, Pedestal wash basin, low level wc, mirror fronted fitted bathroom cabinet, heated chrome towel ladder, double glazed windows to side.

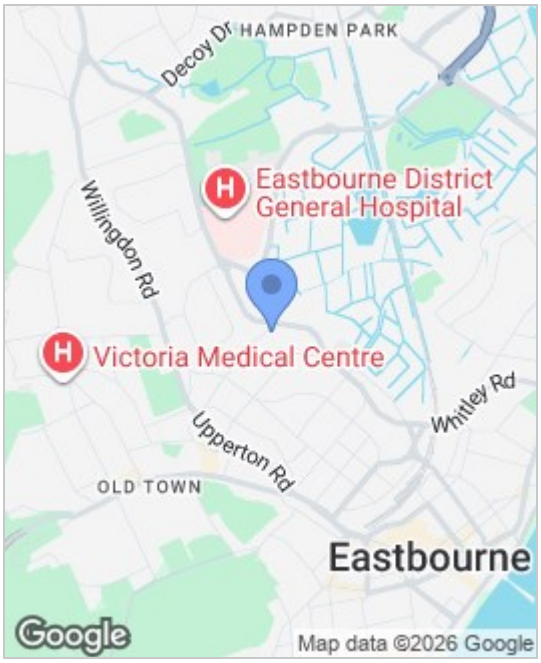
Outside
Front Garden - laid as shingle driveway providing off road parking.

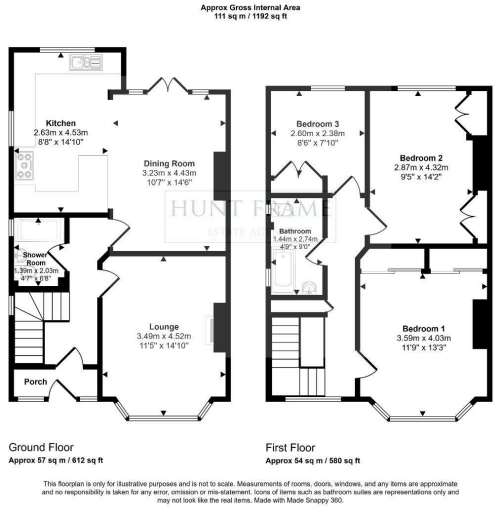
Small garage, currently used as storage.

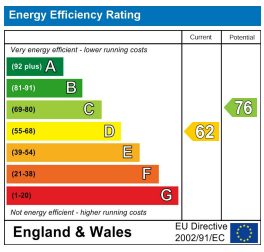
Rear Garden - A particular feature of the property measuring approximately 200' in length. There is an are of patio adjacent to the rear of the property which leads on to an area of lawn which is bordered by a variety of mature trees, bushes and shrubs. The rear of the garden is now arranged as a wild flower garden with trees, bushes and shrubs.

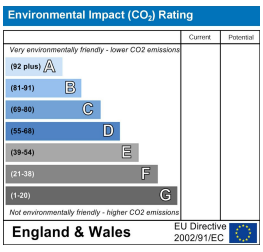
COUNCIL TAX BAND: E

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