

# HUNT FRAME

ESTATE AGENTS



## 179 Kings Drive, Eastbourne, BN21 2UH

### Price Guide £450,000



**\*\*GUIDE PRICE £450,000 - £465,000\*\***

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.

## 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

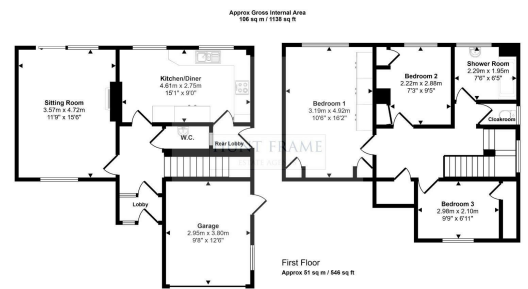
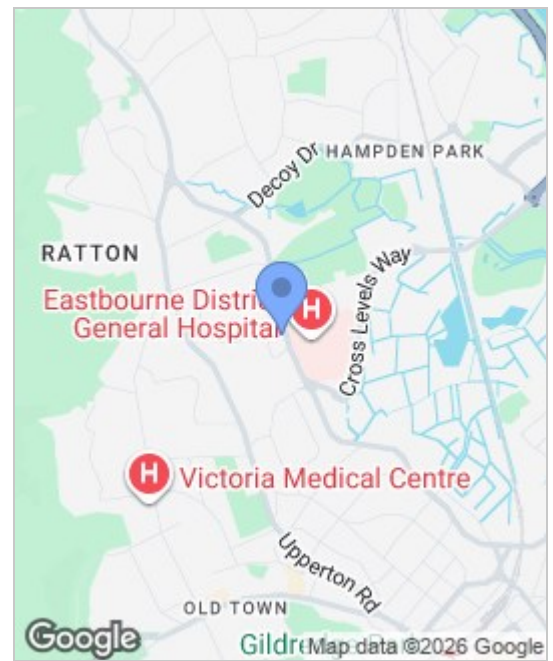
12'6 x 9'8 (3.81m x 2.95m)  
Twin opening wooden doors to the front aspect, power and light, UPVC double glazed window to the side aspect with a wooden personal door giving side access to the house and gardens, wall mounted boiler, plumbing and space for a washing machine, further appliance space to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



Ground Floor  
Approx 66 sq m / 710 sq ft  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and responsibility is taken by any other interested parties. Some of the dimensions shown are representative only and may not look like the real one. Made with Visio 2007.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	62	England & Wales	EU Directive 2002/91/EC	70

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.