



304 Kings Drive, Eastbourne, BN21 2YB

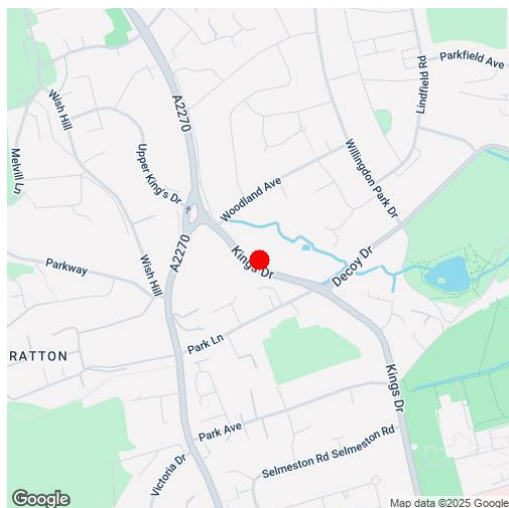
Price £850,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An outstanding and exceptionally spacious extended four bedroom, five reception room detached house with stunning secluded garden backing onto woodland. This attractive substantial home has been under the same ownership for many years and is truly a well loved home. The property has been incredibly well maintained and modernised by the owners and boasts accommodation comprising entrance porch, large entrance hall, 20ft sitting room with bi-fold doors to rear garden, dining room, games room, study, newly decorated sun room, beautifully fitted 'L' shaped kitchen/breakfast room leading to a convenient utility room and there is a modern ground floor shower room/wc. A stylish staircase leads to a galleried first floor landing where there are four elegantly decorated boutique style bedrooms. There is a contemporary modern shower room in addition to a stunning en-suite shower room. The property benefits from an extensive and secluded rear garden backing onto woodland with main area of lawn, raised decked area, patio seating area and petanque/bowls playing area. A particular feature is a large purpose built outside kitchen area/cinema room which is perfect for outdoor entertaining with a separate office attached with wired Internet, perfect for those working from home. To the front there is a large driveway with parking for numerous vehicles leading to an integral garage with loft space above. Part of the ground floor lends itself to potentially being used to provide self contained accommodation. Additional benefits include double glazing and gas central heating.





## At a Glance:

- Substantial four bedroom, five reception room detached house
- Beautifully presented throughout
- Entrance porch and spacious entrance hall
- Large sitting room
- Dining room, games room, study and sun room
- Spacious kitchen/breakfast room plus utility room
- Shower room, en-suite bathroom and ground floor shower room
- Secluded rear garden
- Garden room with office,

## Accommodation:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**SITTING ROOM**

20'5" (6.22m) x 13'8" (4.17m)

**DINING ROOM**

14'6" (4.42m) x 11'4" (3.45m)

**GAMES ROOM**

11'11" (3.63m) x 11'11" (3.63m)

**STUDY**

11'10" (3.61m) x 8'6" (2.59m)

**SUN ROOM**

13'1" (3.99m) x 8'10" (2.69m)

**KITCHEN**

20'4" (6.2m) Max x 18'3" (5.56m) Max

**UTILITY ROOM**

15'0" (4.57m) x 4'2" (1.27m)

**SHOWER ROOM**

**FIRST FLOOR LANDING**

**BEDROOM 1**

14'6" (4.42m) x 11'11" (3.63m)

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

14'1" (4.29m) x 11'11" (3.63m)

**BEDROOM 3**

11'11" (3.63m) x 11'11" (3.63m)

**BEDROOM 4**

8'6" (2.59m) x 8'2" (2.49m)

**SHOWER ROOM**

**OUTSIDE:**

**DRIVEWAY**

**GARAGE**

**REAR GARDEN**

**OFFICE / CINEMA ROOM**

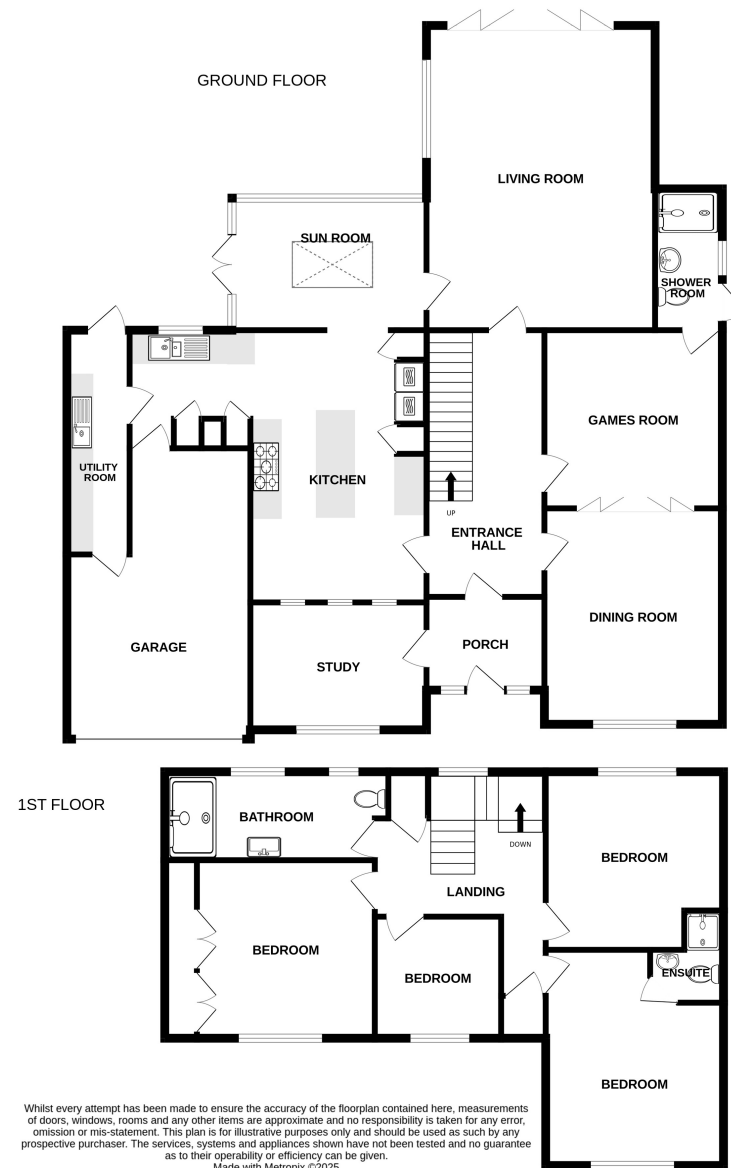
**COUNCIL TAX:**

Band 'E'

**EPC:**

'D'





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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