

8 Kings Drive,
Eastbourne, BN21 2NU

Freehold
Guide Price
£740,000 - £760,000



5 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

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.



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A lovely character home in Kings Drive that is link detached and retains impressive oak joinery and exudes period charm being sold chain free. Approached via an entrance vestibule the entrance hall is elegant and gives access to the cloakroom. The double aspect 35 ft living/dining room offers stunning views of the 150 ft rear garden, there is a large kitchen/breakfast room that comes with space for appliances and a double glazed door that leads onto the secluded and landscaped rear gardens which are Easterly facing. There are five sizeable bedrooms and a well appointed bathroom/wc, Ample off street parking to the front with driveway for several vehicles, whilst nearby schools, Sussex Downs College and the town centre and mainline railway station can all be found in the surrounding Upperton area.

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Main Features	Entrance Large oak front door to -
• Spacious Character Link Detached House	Entrance Porch Tiled flooring. Door to -
• 5 Bedrooms	Hallway Radiator. Staircase to first floor. Understairs cupboard. Door to kitchen.
• Spacious Lounge/Dining Room	Ground Floor Cloakroom Low level WC. Wall mounted wash hand basin. Window.
• 2nd Reception Room	Bay Windowed Reception Room 15'4 x 13'6 (4.67m x 4.11m) Radiator. Stone fireplace. Carpet. Double glazed bay window to front aspect.
• Fitted Kitchen/Breakfast Room	Spacious Lounge/Dining Room 15'6 x 13'8 / 18'9 x 14'0 (4.72m x 4.17m / 5.72m x 4.27m) 3 radiators. Log burner. Carpet. 2 double glazed bay windows to rear aspects. 2 double glazed doors to garden.
• Bathroom/WC & Shower Room	Fitted Kitchen/Breakfast Room 11'5 x 6'6 / 11'8 x 11'1 (3.48m x 1.98m / 3.56m x 3.38m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Space for 8 ring range cooker. Plumbing and space for dishwasher. Space for under counter fridge. Breakfast bar. Vinyl flooring. Radiator. Space for dining room table & chairs. 2 Double glazed windows to rear aspect. Double glazed door to garden.
• 2 Separate Cloakrooms	Lean To 11'3 x 6'0 (3.43m x 1.83m) Log store. Storage cupboard. Space for storage. Polycarbonate roof. Door to front garden.
• 150ft Lawned Rear Garden With 27 Varieties Of Mature Trees	Stairs from Ground to Split Level 1st Flr Landing Radiator. Character feature window. Loft access (not inspected).
• Driveway Leading To Garage	Master Bedroom 17'4 x 17'4 (5.28m x 5.28m) 2 radiators. Built-in wardrobe. Double glazed bay window to rear aspect.
• CHAIN FREE	Bedroom 2 17'3 x 13'8 (5.26m x 4.17m) Radiator. Double glazed bay window to rear aspect.
	Bedroom 3 11'11 x 11'0 (3.63m x 3.35m) Radiator. Double glazed bay window to rear aspect.
	Bedroom 4 12'3 x 11'9 (3.73m x 3.58m) Radiator. Double glazed bay window to front aspect.
	Bedroom 5 15'2 x 8'8 (4.62m x 2.64m) Radiator. Built-in cupboard. Window to front aspect.
	Bathroom/WC Suite comprising tiled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Fully tiled walls. Heated towel rail. Window to front aspect.
	Shower Room Suite comprising corner shower cubicle. Wash hand basin. Heated towel rail. Airing cupboard. Window to rear aspect.

Separate Cloakroom
Low level WC. Frosted window.

Outside
Rear Garden: Stunning mature lawned 150ft rear garden with 27 varieties of trees including Rowan tree, Apple trees, Hazel trees and mature copper beech tree.

Front Garden: Lawn with mature borders.

Parking
Driveway leading to garage with up & over door and electric power.

EPC = D

Council Tax Band = F

