

45 Kings Avenue,  
Eastbourne, BN21 2PE

Freehold

£475,000



 3 Bedroom  2 Reception  1 Bathroom



**TOWN PROPERTY** [www.town-property.com](http://www.town-property.com) [info@town-property.com](mailto:info@town-property.com) [01323 412200](tel:01323412200)

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 substantial and characterful three double bedroom semi detached home, enviably positioned in Upperton. Arranged over three spacious levels, this elegant older style property combines a wealth of period charm with wonderfully flexible accommodation, making it an ideal family home. The generous living room is beautifully enhanced by a large bay window and feature fireplace, while the separate rear facing dining room enjoys attractive garden views and its own fireplace, creating a warm and inviting setting for entertaining and everyday living. The fitted kitchen is well appointed with a built-in oven and gas hob, ample storage and direct access to the side patio, while a useful ground floor cloakroom adds further convenience. A standout feature is the versatile lower ground floor room with direct garden access, ideal as a home office, playroom or study. Upstairs, there are three excellent sized double bedrooms, including a superb principal bedroom with bay window, together with a stylish modern shower room featuring a walk-in shower. Outside, the property enjoys beautifully established gardens to the front, side and rear, with a large side patio perfect for outdoor dining and an impressive lawned rear garden offering exceptional space and potential. Ideally located close to highly regarded schools, Eastbourne District General Hospital, the town centre and a wide range of amenities, this is a wonderful opportunity to acquire a charming and spacious family home in one of Eastbourne's most desirable residential settings.

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Main Features

- Substantial Three Double Bedroom Semi-Detached Family Home
- Highly Sought After Location
- Elegant Living Room With Bay Window And Feature Fireplace
- Separate Dining Room With Garden Views And Character Fireplace
- Versatile Lower Ground Floor Office, Study Or Playroom
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Stylish Modern First Floor Shower Room
- Established Front, Side And Rear Gardens With Large Entertaining Patio
- Close To Popular Schools, Hospital, Town Centre & Amenities

Entrance  
Front door to -

Lobby  
Double glazed window. Inner door to hallway. Door to-

Ground Floor Cloakroom  
Low level WC. Wash hand basin. Extractor fan. Double glazed window to front aspect.

Hallway  
Radiator. Exposed floorboards. Understairs storage cupboard.

Lounge  
16'7 x 11'5 (5.05m x 3.48m)  
Radiator. Exposed floorboards. Fireplace. Double glazed bay window to front aspect.

Kitchen  
13'11 x 8'7 (4.24m x 2.62m)  
Fitted range of wall and base units, surrounding worksurfaces with inset one and a half bowl sink unit, mixer tap and drainer. Four ring gas hob with electric oven under and extractor hood over. Space for fridge freezer. Space and plumbing for washing machine. Radiator. Double glazed windows to rear and side aspect. Double glazed door to patio seating area to the side aspect.

Dining Room  
16'5 x 10'5 (5.00m x 3.18m)  
Radiator. Exposed floorboards. Fireplace. Staircase leading to lower ground floor. Double glazed bay window to rear aspect.

Basement  
13'9 x 10'6 (4.19m x 3.20m)  
Radiator. Versatile multi purpose room with limited head height. Double glazed door and window to rear aspect.

Stairs from Ground to First Floor Landing  
Cupboard, Loft access hatch (not inspected). Double glazed windows to the front and side aspect.

Bedroom 1  
16'11 x 11'6 (5.16m x 3.51m)  
Radiator. Double glazed bay window to front aspect.

Bedroom 2  
16'5 x 10'5 (5.00m x 3.18m)  
Radiator. Fitted wardrobe. Double glazed bay window to rear aspect.

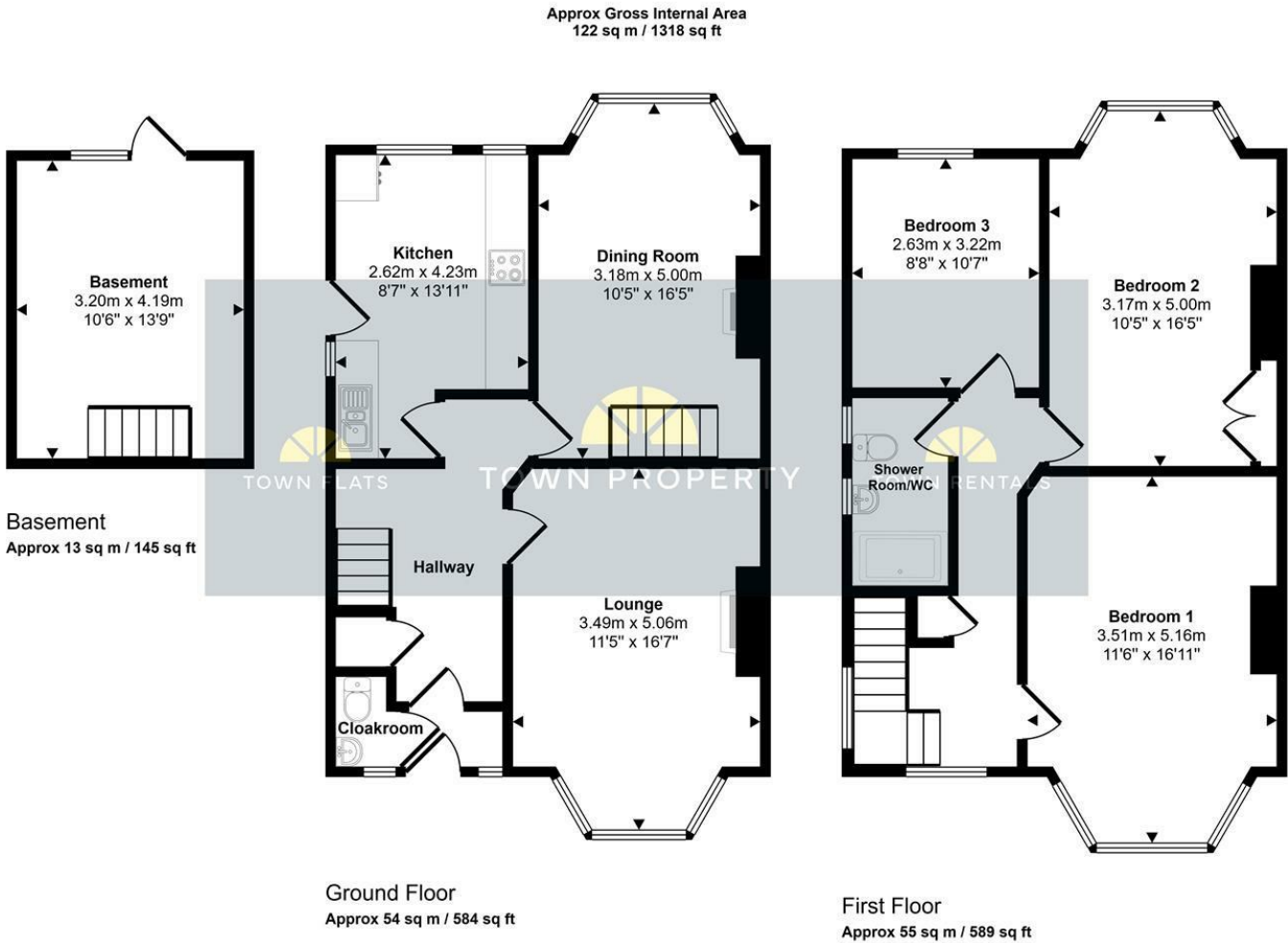
Bedroom 3  
10'7 x 8'8 (3.23m x 2.64m)  
Radiator. Double glazed window to rear aspect.

Shower Room/WC  
Shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Outside  
To the front, there is dual access with 2 pathways both leading to the front door, side access via a gate to the side patio seating area and a large lawned rear garden. Additional under house storage area.

COUNCIL TAX BAND = D

EPC = D



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.