

50 Kings Avenue,  
Eastbourne,  
BN21 2PD

Freehold

**Guide Price**  
**£525,000 - £565,000**



4 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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\*\*\* GUIDE PRICE £525,000 to £550,000 \*\*\*

An attractive period detached family home blending character and modern living, set behind a newly laid brick driveway with a side garage providing power and rear access to the garden. A welcoming porch leads into a grand entrance hallway with a convenient ground floor WC. The bay fronted dining room sits at the front of the property, while a cosy sitting room at the rear flows into a stylish modern fitted kitchen, creating a comfortable and practical living space. Upstairs offers four well proportioned bedrooms served by a contemporary shower room. The home retains charming period features while incorporating thoughtful modern updates throughout. Outside, the mature and private rear garden enjoys far reaching views from its elevated position. Ideally located in a highly desirable area, the property is well connected with reputable schools nearby, along with easy access to the hospital, town centre and local bus routes.

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# Guide Price

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### Main Features

- Detached Bay Fronted Period House
- Four Bedrooms
- Newly Laid Driveway plus Attached Garage
- Matured Rear Garden with Panoramic Views
- Two Reception Rooms
- Fitted Modern Kitchen
- Contemporary Shower Room
- Ground Floor WC
- Retained Period Features
- Highly Sought After Location

Entrance  
Front door to-

Entrance Porch  
Double glazed windows. Inner door to-

Split Level Hallway  
Radiator. Understairs cupboard. Ceiling rose and coving.

Dining Room  
15'0 x 11'9 (4.57m x 3.58m)  
Radiator. Fireplace. Exposed floorboards. Ceiling rose and coving.  
Double glazed bay window to front aspect.

Cloakroom  
Low level WC. Wash hand basin with mixer tap and vanity unit below.  
Radiator. Double glazed window.

Lounge  
14'7 x 10'7 (4.45m x 3.23m)  
Radiator. Electric fireplace. Ceiling rose and coving. Double glazed window to rear aspect.

Kitchen  
15'7 x 8'10 (4.75m x 2.69m)  
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Gas hob with extractor over. Eye level electric oven. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Radiator. Double glazed windows to side and rear aspects. Double glazed door to side.

Stairs from Ground to First Floor Landing  
Split level landing. Airing cupboard. Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1  
15'2 x 11'6 (4.62m x 3.51m)  
Radiator. Fitted wardrobes. Double glazed bay window to front aspect.

Bedroom 2  
14'8 x 10'8 (4.47m x 3.25m)  
Radiator. Fitted wardrobe. Wash hand basin Double glazed window to rear aspect.

Bedroom 3  
9'3 x 7'6 (2.82m x 2.29m)  
Radiator. Fitted wardrobe. Wash hand basin. Double glazed window to rear aspect.

Bedroom 4  
7'9 x 7'8 (2.36m x 2.34m)  
Radiator. Double glazed window to front aspect.

### Bathroom/WC

Shower cubicle. Low level WC. Pedestal wash hand basin. Part tiled walls. Two double glazed windows to side aspect.

### Outside

The rear garden is mainly laid to lawn with an area of patio adjoining the property and a further patio area at the top of the garden that has wonderful panoramic views. There is a shed and greenhouse that both have power and access to the-

### Garage

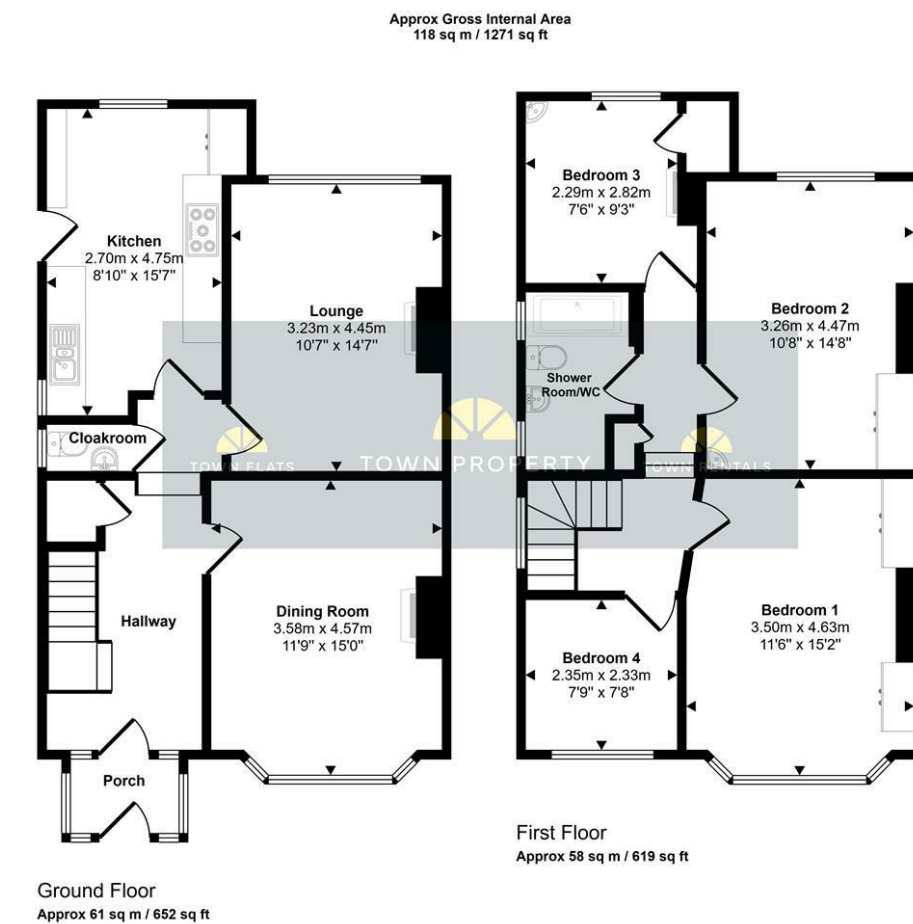
Power and water. Door to garden.

### Parking

A driveway to the front of the house provides off road parking.

EPC = D

COUNCIL TAX BAND = E



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.

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