TOWN PROPERTY

01323 412200

Freehold

4 Bedroom | 1 Reception | 3 Bathroom

Guide Price
£450,000 - £475,000

74 Kings Drive, Eastbourne, BN21 2PB

*** GUIDE PRICE £450,000 - £475,000 ***
A CHAIN FREE four bedroom, three storey semi detached house, built within recent years and offering spacious and versatile accommodation arranged over three floors. The entire lower ground floor provides a fantastic open plan living, dining and kitchen space, with doors opening onto the rear courtyard. The ground floor offers two further bedrooms and a family bathroom, whilst the first floor features two generous bedrooms, both benefiting from their own En-suite shower rooms. Outside, the property benefits from private parking for two cars and a rear courtyard accessed directly from the open plan living space. Built to a modern standard, the property also benefits from contemporary fittings and an energy-efficient EPC rating of B. Situated in the highly sought after Upperton area, the property is conveniently located for Eastbourne District General Hospital, David Lloyd, local shops, schools and bus routes, whilst the town centre, mainline railway station and seafront are all within easy reach. A spacious and versatile modern family home offering four bedrooms, three bathrooms and superb open plan living accommodation.

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Main Features

- Three Storey Semi Detached House
- Four Double Bedrooms
- Two En Suite Shower Rooms/WC
- Family Bathroom/WC
- Large Open Plan Kitchen/Living/Dining Area
- Contemporary Fitted Kitchen
- Private Parking For Two Cars
- Popular Upperton Location Close To Hospital & Amenities
- Patio Courtyard Garden
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Coved ceiling. Inset spotlights. Cupboard housing water tank.

Bedroom 3
12'0 x 8'6 (3.66m x 2.59m)
Radiator. Double glazed windows to rear and side aspects.

Bedroom 4
9'8 x 8'10 (2.95m x 2.69m)
Radiator. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with shower over and shower screen. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Double glazed window to front aspect.

Stairs from Ground to Lower Ground Floor

Open Plan Kitchen/Living Area
25'1 x 16'1 (7.65m x 4.90m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Electric hob with extractor above. Eye level double electric oven. Integrated, fridge, freezer, dishwasher and microwave. Space and plumbing for washing machine. Cupboard housing gas boiler. Inset spotlights. Two radiators. Understairs storage cupboard. Two sets of patio doors to garden.

Stairs from Ground to First Floor Landing
Double glazed window to rear aspect.

Bedroom 1
16'2 x 8'11 (4.93m x 2.72m)
Radiator. Double glazed windows to front and rear aspects. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Double glazed window to front aspect.

Bedroom 2
16'2 x 8'6 (4.93m x 2.59m)
Radiator. Loft access (not inspected). Double glazed windows to front, rear and side aspects. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Extractor fan. Heated towel rail. Double glazed window to front aspect.

Outside
The rear garden is laid to patio with a staircase to the driveway.

Parking
A block paved driveway provides off road parking for two vehicles.

COUNCIL TAX BAND = E

EPC = B

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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.