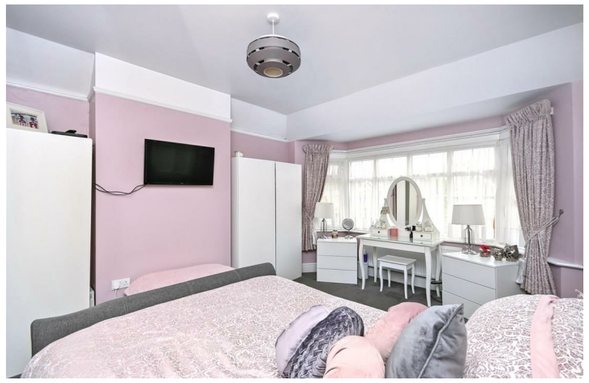
Freehold

66 Kings Avenue, Eastbourne, BN21 2PD

Guide Price £500,000 - £525,000



3 Bedroom 2 Reception 2 Bathroom

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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.

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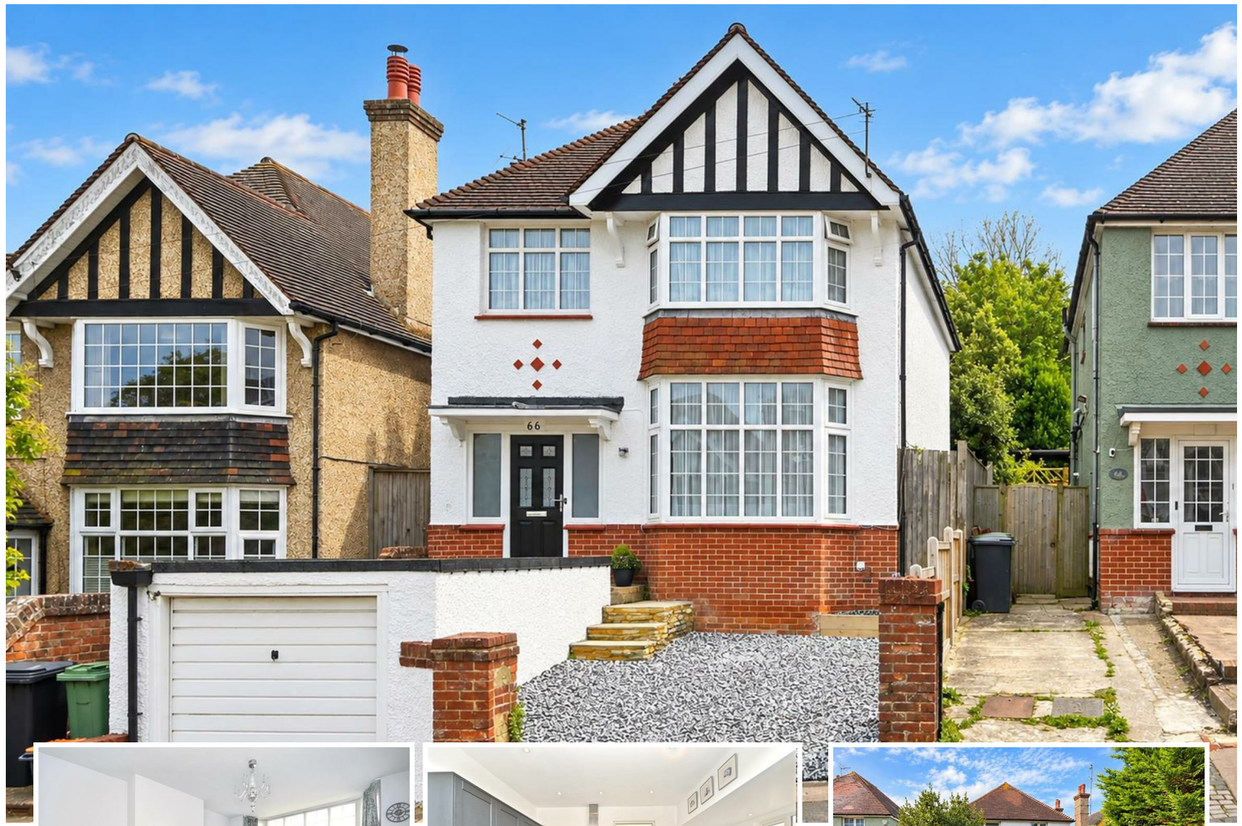
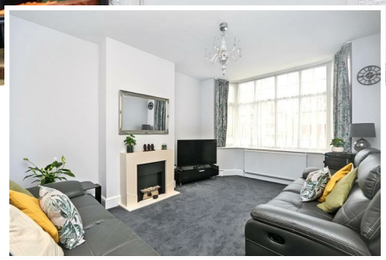
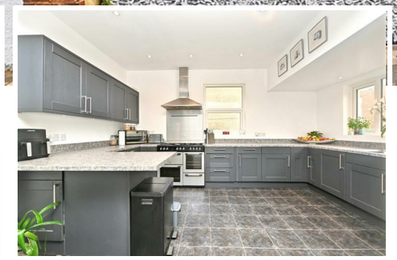

*** GUIDE PRICE £500,000 - £525,000 ***
A beautifully presented detached family home, combining character features and modern living. Situated within the highly desirable Upperton area, the home boasts a stunning full width kitchen/dining room spanning the rear of the property, creating a wonderful social hub with French doors opening onto the garden. A charming bay fronted lounge provides a more formal reception space, while a contemporary ground floor shower room adds flexibility and convenience. The property has also benefited from a newly laid driveway complete with an EV charging point, alongside a garage providing useful storage. One of the standout features of this exceptional home is the remarkable rear garden, extending to approximately 200 feet in length. Adjoining the house is a generous patio seating area, ideal for outdoor dining and entertaining, while the remainder is predominantly laid to lawn and enjoys a high degree of privacy, creating a peaceful and secluded setting rarely found so close to the town centre. A brick-built garden office provides an excellent work from home space or hobby room, whilst upstairs there are three well proportioned bedrooms and a modern family bathroom. The loft has also been thoughtfully enhanced with Velux windows, plastered and painted walls, carpeting, power and lighting, offering valuable additional space. Perfectly positioned close to Eastbourne District General Hospital, excellent schools and the town centre, this outstanding home offers a superb blend of character, space and lifestyle.

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Guide Price
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Main Features

- Impressive Detached Family Home In Sought After Upperton
- Stunning Full Width Kitchen/Dining Room With Garden Access
- Elegant Bay Fronted Lounge
- Three Well Proportioned Bedrooms
- Ground Floor Shower Room And First Floor Family Bathroom
- Approximate 200ft Private Rear Garden
- Brick Built Home Office Ideal For Remote Working
- Newly Laid Driveway With EV Charging Point And Garage
- Enhanced Loft Space With Velux Windows, Power And Lighting
- Convenient Access To The Town Centre, Hospital And Local Amenities

Entrance
Double glazed front door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Stairs to first floor. Double glazed window to side aspect.

Ground Floor Shower Room/WC
Walk in shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Double glazed window to side aspect

Lounge
15'4 x 11'11 (4.67m x 3.63m)
Radiator. Electric fireplace. Double glazed bay window to front aspect.

Open Plan Kitchen/Dining Room
14'7 x 8'9 / 14'8 x 10'8 (4.45m x 2.67m / 4.47m x 3.25m)
Range of fitted wall and base units, surrounding worktop with inset one and a half bowl sink unit and drainer. Range cooker with extractor hood above. Integrated washing machine and dishwasher. Open plan, dual aspect room with double glazed windows to side and rear aspects and double glazed patio doors to garden.

Stairs from Ground to First Floor Landing
Airing cupboard. Loft access via ladder (not inspected). We have been advised by the vendor the loft is boarded and carpeted with Velux windows.

Bedroom 1
13'3 x 11'10 (4.04m x 3.61m)
Radiator. Full width built in wardrobes. Double glazed bay window to front aspect.

Bedroom 2
14'7 x 9'9 (4.45m x 2.97m)
Radiator. Built in wardrobes to both chimney recesses. Double glazed window to rear aspect.

Bedroom 3
9'7 x 8'8 (2.92m x 2.64m)
Radiator. Built in wardrobes. Double glazed window to rear aspect.

Bathroom/WC
Panelled bath with mixer tap and handheld shower attachment. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Two double glazed windows to side aspect.

Outside
There is a patio area adjoining the house with steps leading to a large lawned rear garden, enclosed by mature trees and shrubbery.

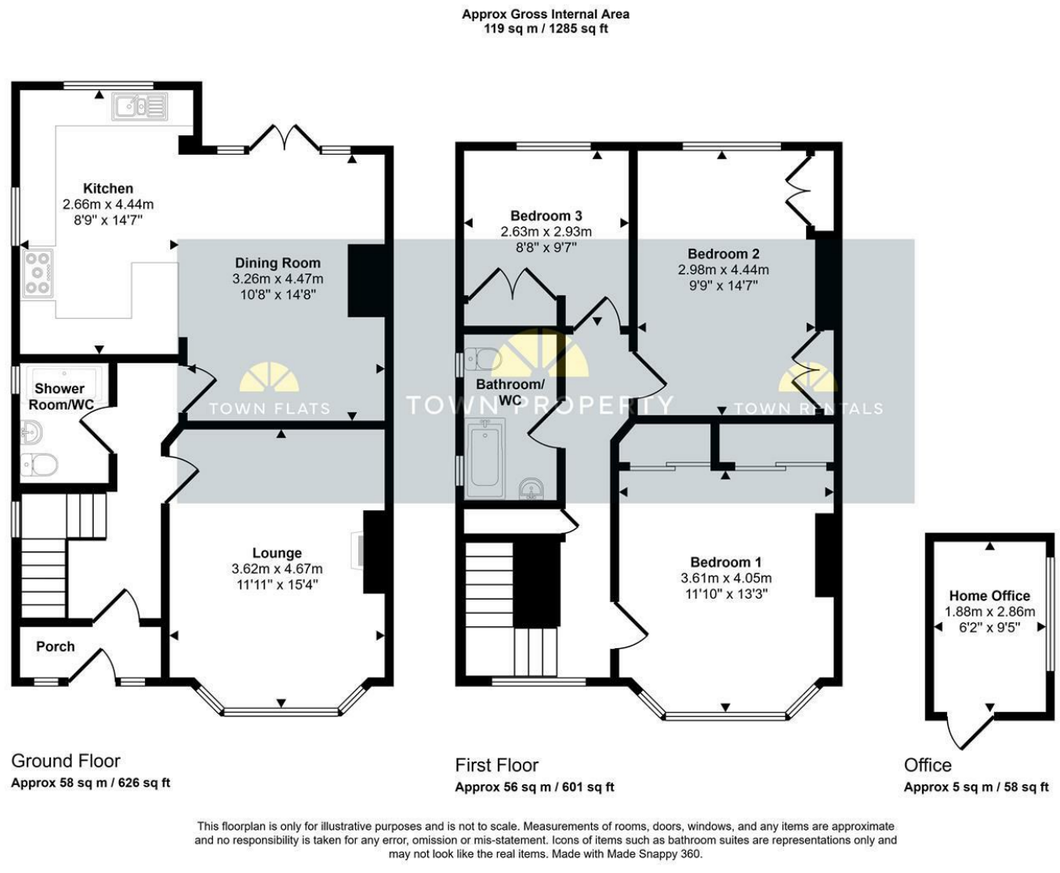
Home Office
9'5 x 6'2 (2.87m x 1.88m)
Brick built home office with power. Double glazed door. Double glazed window.

Parking
A newly laid driveway provides off road parking and has an electric vehicle charging point.

Garage
Up and over door.

COUNCIL TAX BAND = E

EPC = D



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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.