

56 Upper Kings Drive,
Eastbourne, BN20 9AS

Freehold

£599,950



3 Bedroom 2 Reception 1 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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A spacious and well presented three bedroom detached home, enviably located in the heart of the sought after Willingdon Village. Occupying a generous corner plot, the property offers bright and well planned accommodation including two well appointed reception rooms, a large fitted kitchen/breakfast room with separate utility and a convenient ground floor cloakroom. The first floor comprises three generous bedrooms and a modern family bathroom, with the third bedroom enjoying access to a delightful South facing feature balcony with views towards the South Downs. Finished to a high standard throughout, the home also benefits from double glazing and gas central heating. Externally, the property is surrounded by attractive, established wrap around gardens, providing a high degree of privacy and a wonderful outdoor setting. Further benefits include an attached garage and a wide driveway offering off road parking for multiple vehicles. Ideally positioned close to local shops, schools, village amenities and with easy access to the South Downs, this impressive home combines space, comfort and a highly desirable location.

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Main Features

- Spacious Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Dining Room
- Kitchen & Utility Room
- Bathroom/WC
- South Facing Balcony with Views Towards The South Downs
- Wonderful Lawned Wrap Around Gardens
- Garage & Driveway

Entrance
Front door to-

Hallway
Radiator. Understairs cupboard. Double glazed window to front aspect.

Cloakroom
Low level WC. Double glazed window to side aspect.

Lounge
17'0 x 16'8 (5.18m x 5.08m)
Radiator. Gas fireplace. Dual aspect with double glazed windows to front and side aspects.

Dining Room
11'4 x 9'7 (3.45m x 2.92m)
Double glazed window to side aspect. Double glazed patio doors to garden.

Kitchen
18'10 x 9'9 (5.74m x 2.97m)
Fitted range of wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level double oven. Space and plumbing for dishwasher. Island with breakfast bar. Radiator. Two double glazed windows to rear aspect.

Utility Room
9'11 x 4'6 (3.02m x 1.37m)
Fitted range of units, with surrounding worktop. Space and plumbing for washing machine and tumble dryer. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
17'7 x 14'11 (5.36m x 4.55m)
Radiator. Built in and fitted wardrobes. Double glazed windows to front and side aspects.

Bedroom 2
13'6 x 9'10 (4.11m x 3.00m)
Radiator. Built in and fitted wardrobes. Double glazed window to side aspect.

Bedroom 3
11'6 x 10'10 (3.51m x 3.30m)
Built in wardrobe. Double glazed sliding door to South facing balcony with wonderful views towards The South Downs.

Bathroom/WC
Panelled bath with mixer tap, shower screen and wall mounted shower. Low level WC. Wash hand basin with mixer tap and vanity unit below. Heated towel rail. Airing cupboard. Frosted double glazed window.

Outside

Beautiful lawned gardens wrap around the property with matured hedges, plants and shrubbery.

Garage

18'11 x 8'11 (5.77m x 2.72m)

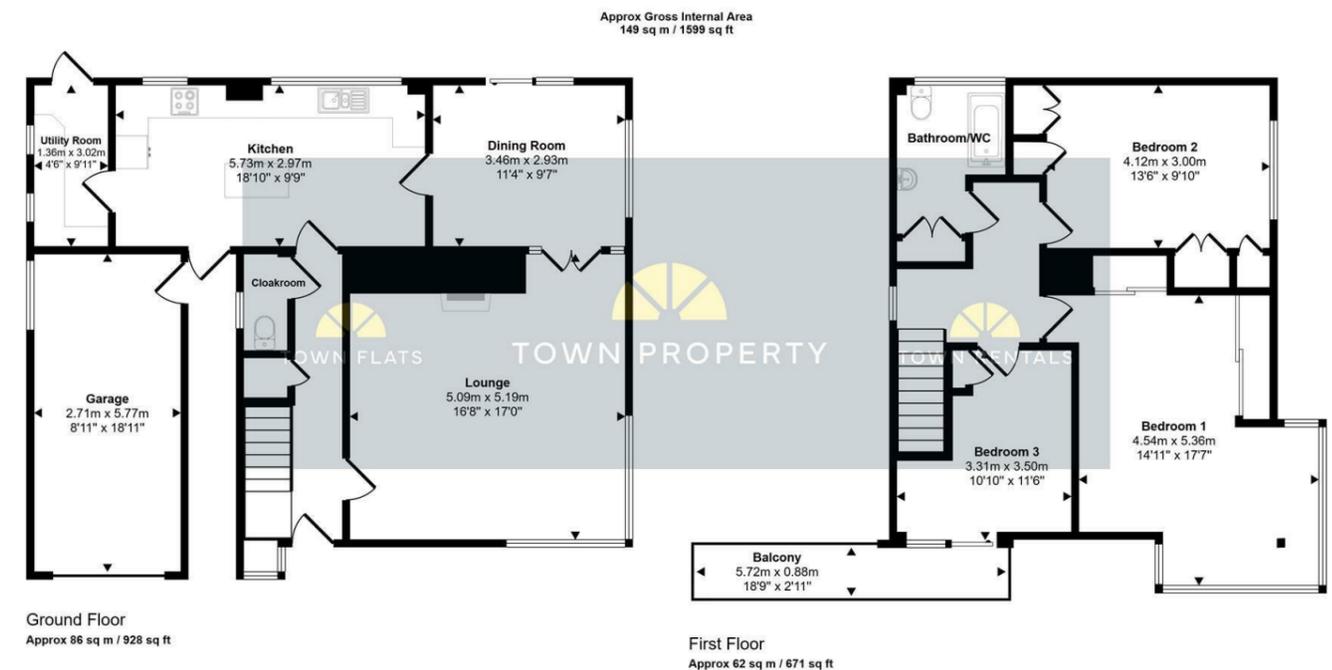
Up and over door. Light and power. Door to walk way.

Parking

A driveway to the front of the property provides off road parking for several vehicles.

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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