

25 Upper Kings Drive, Eastbourne, BN20 9AN

Price £695,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An attractive three bedroom detached house boasting a magnificent rear garden extending to approximately 125ft, located in the sought after Willingdon area. This beautiful home has abundance of character and charm and enjoys accommodation comprising spacious reception hall, sitting room with log burner and doors opening to the rear garden, the sitting room opens onto the dining room with doors to rear garden and leading into a large kitchen/breakfast room with a comprehensive range of matching wall and base units, ceramic one and a half drainer sink with mixer tap, integrated eye level double oven, further appliance spaces and breakfast bar, there is also the convenience of a ground floor WC. Stairs rise from the entrance hall to a first floor landing where there are three excellent size double bedrooms along with a large modern bathroom with suite comprising panelled bath, large walk in shower cubicle, vanity unit with fitted sink plus storage beneath and a low level WC. A particular feature of this fine property is the extensive rear garden measuring approximately 125ft in length and having a large patio area, being principally laid to lawn with a variety of plants, shrubs and trees. To the front there is off road parking for several vehicles leading to an integral garage measuring over 25ft in length. Additional benefits include double glazing and gas central heating. An internal viewing is highly receommended to appreciate the many merits of this wonderful home.

















At a Glance:

- Attractive three double bedroom detached house
- Popular Willingdon location
- Sitting room with log burner
- Dining room
- Kitchen/breakfast room
- Approximately 125ft rear garden
- Driveway and integral garage
- Modern bathroom
- Ground floor WC
- Double glazing and gas central heating





Accommodation:

ENTRANCE HALL

SITTING ROOM
15'9" (4.8m) x 12'5" (3.78m)

DINING ROOM
11'9" (3.58m) x 10'9" (3.28m)

KITCHEN / BREAKFAST ROOM
18'0" (5.49m) x 10'9" (3.28m)

WC

FIRST FLOOR LANDING

BEDROOM 1
15'9" (4.8m) x 12'5" (3.78m)

BEDROOM 2
13'1" (3.99m) x 10'9" (3.28m)

BEDROOM 3
10'3" (3.12m) x 8'1" (2.46m)

BATH / SHOWER ROOM & WC

OUTSIDE:

FRONT GARDEN

DRIVEWAY

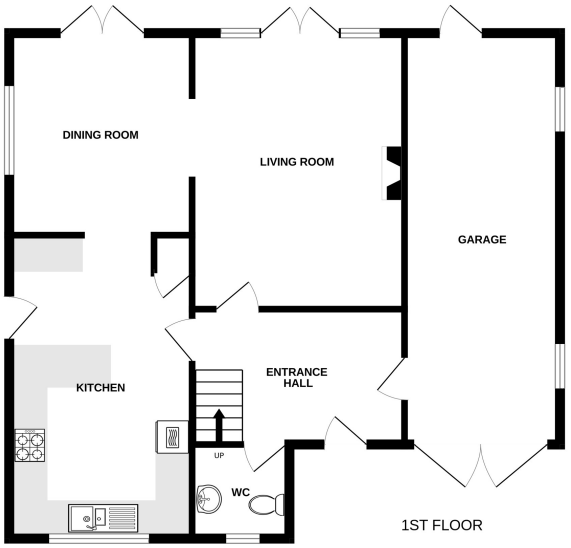
INTEGRAL GARAGE
25'1" (7.65m) x 9'0" (2.74m)

LARGE REAR GARDEN

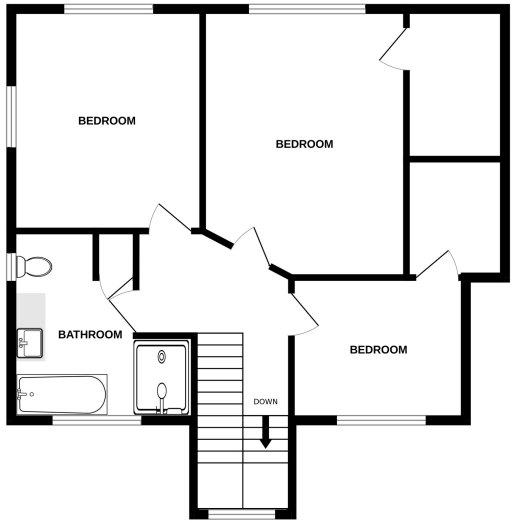
COUNCIL TAX:
Band `F`

EPC:
`C`

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk