



23 Kings Avenue, Eastbourne, BN21 2PE

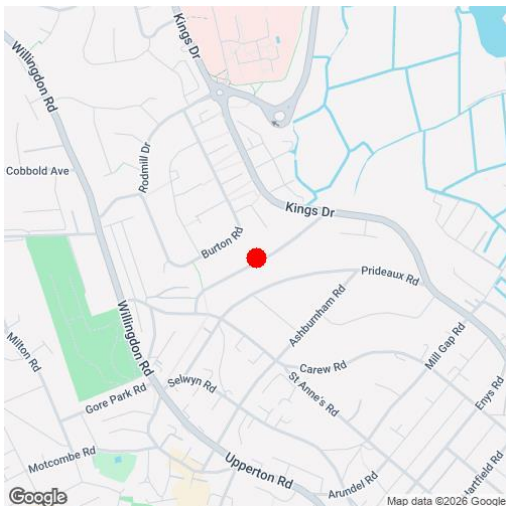
Price £590,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious three bedroom detached property with accommodation arranged over three floors and occupying an elevated position with far reaching views across Eastbourne. This delightful property offers flexible accommodation and as you enter on street level there is a bright and pleasant sitting room with bay window leading to an inner hallway with a stunning open plan kitchen/dining room with comprehensive range of matching wall and base units complemented by areas of work surface and range of fitted appliances, there is also a double bedroom and a modern bathroom wc on this level. Stairs rise to the first floor level where there is a further double bedroom along with a stunning bathroom with suite comprising independent slipper bath, shower cubicle, wash hand basin and low level wc as well as a range of built in storage cupboards. From the inner hallway, stairs lead down to a lower floor hall where there is a garden room with bi-fold doors opening onto the rear garden, there is also a further double bedroom and a shower room/wc on this level in addition to two useful large storage rooms. To the front there is a driveway providing off road parking for a number of vehicles leading to a single garage. To the rear there is an excellent size garden which is mainly laid to lawn with a variety of plants and shrubs plus a large area of recently laid patio. Additional benefits include double glazing and gas central heating.





At a Glance:

- Three bedroom detached house
- Elevated position with stunning views across Eastbourne
- Beautifully presented throughout
- Sitting room
- Garden room with bi-fold doors to garden
- Modern kitchen/dining room
- 2 Bathrooms plus a further shower room
- Driveway, garage plus 2 large storage rooms
- Stunning garden
- Double glazed and gas central heating

Accommodation:

SITTING ROOM

19'2" (5.84m) x 12'7" (3.84m)

OPEN PLAN KITCHEN/DINING ROOM

31'4" (9.55m) x 14'5" (4.39m) Max

INNER HALL

BEDROOM

12'9" (3.89m) x 11'8" (3.56m)

BATHROOM

STAIRS TO FIRST FLOOR LANDING

DOOR TO LARGE EAVES STORAGE

TWO FURTHER DOORS TO EAVES

BEDROOM

13'5" (4.09m) x 11'9" (3.58m)

BATH/SHOWER ROOM

STAIRS FROM INNER HALL DOWN TO GARDEN LEVEL

GARDEN ROOM

15'2" (4.62m) x 12'0" (3.66m)

BEDROOM

12'0" (3.66m) x 11'0" (3.35m)

SHOWER ROOM

STORAGE ROOM 1

13'1" (3.99m) x 12'2" (3.71m)

STORAGE ROOM 2

12'2" (3.71m) x 11'8" (3.56m)

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

COUNCIL TAX:

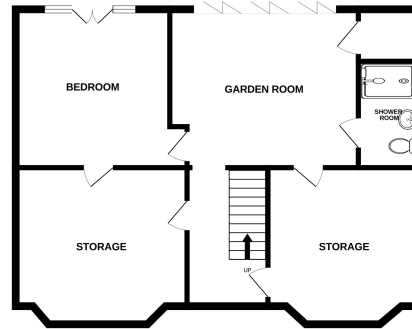
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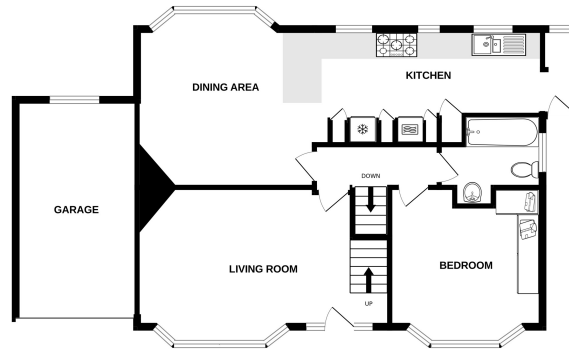
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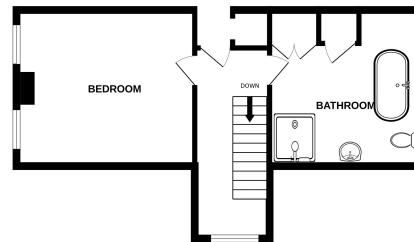
GARDEN LEVEL



ENTRANCE LEVEL



2ND 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.
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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