



223 Kings Drive, Eastbourne, BN21 2UP

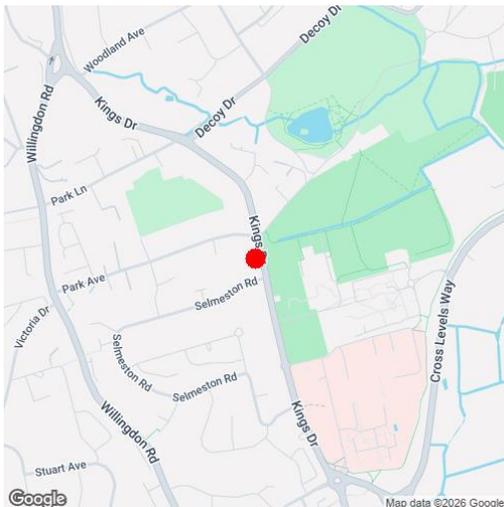
Price £775,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A truly outstanding four bedroom period detached house which has been the subject of much improvement by the current owners and boasts a generous corner plot with stunning gardens and a heated swimming pool. This impressive home is conveniently located close to local parks, schools, shops, bus routes, Eastbourne district general hospital and enjoys bright and spacious accommodation comprising welcoming reception hall, sitting room, lounge, ground floor wc and a particular feature is the magnificent extended living space at the rear of the house which comprises a modern kitchen with breakfast bar which opens onto a large dining area and snug with bi-fold doors opening onto the beautiful rear garden, there is also a convenient utility room located off the kitchen. A beautiful stair case with original wood and modern glass inserts leads from the reception hall to a large first floor landing where there are four excellent size bedrooms all with built in wardrobes plus the master bedroom enjoys a luxurious contemporary shower room/wc. There is a further family bathroom which is big enough that it offers the potential to create a second en-suite from one of the other bedrooms. Externally to the front of the property there is a driveway proving ample off road parking leading to a single garage and to the rear there is a lovely secluded garden principally laid to lawn and with areas of patio plus an in ground heated counter current swimming pool. The property has the added benefit of a heat pump which helps with the cost effectiveness running the property, and in addition to solar panels which contribute significantly to the cost towards the swimming pool. Additional benefits include double glazing and gas central heating.





At a Glance:

- Magnificent extended four bedroom detached house
- Stunning open plan kitchen, dining area and snug with bi-fold doors to gardens
- Sitting room plus lounge
- Family bathroom, modern en-suite shower room and ground floor WC
- Driveway for several vehicles plus a garage
- Welcoming reception hall
- Secluded gardens
- Spacious accommodation throughout

Accommodation:

RECEPTION HALL

SITTING ROOM

19'11" (6.07m) x 13'4" (4.06m)

LOUNGE

15'8" (4.78m) x 13'11" (4.24m)

KITCHEN

16'1" (4.9m) x 11'11" (3.63m)

UTILITY ROOM

6'8" (2.03m) x 6'7" (2.01m)

OPEN PLAN DINING AREA & SNUG.

DINING AREA

14'5" (4.39m) x 11'11" (3.63m)

SNUG

11'11" (3.63m) x 10'5" (3.18m)

DOWNSTAIR WC

FIRST FLOOR LANDING

BEDROOM 1

18'3" (5.56m) x 14'0" (4.27m)

EN-SUITE SHOWER ROOM

BEDROOM 2

13'6" (4.11m) x 11'3" (3.43m)

BEDROOM 3

13'9" (4.19m) x 8'5" (2.57m)

BEDROOM 4

11'6" (3.51m) x 9'3" (2.82m)

BATHROOM

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

IN GROUND SWIMMING POOL

COUNCIL TAX:

Band "F"

EPC:

"C"





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.

LS 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