



289 Kings Drive, Eastbourne, BN21 2YA

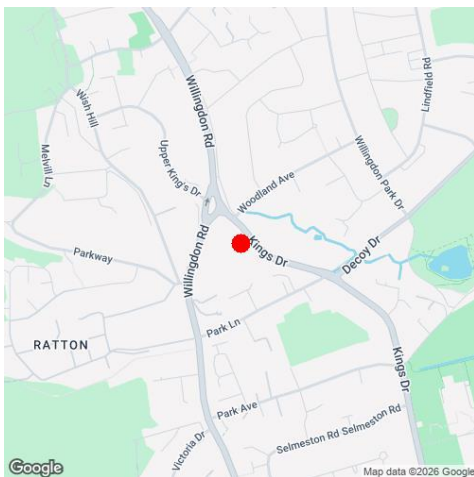
Price £950,000 | Freehold

 **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A magnificent four bedroom detached house boasting an abundance of character and charm which has been extensively modernised, upgraded and extended by the current owners and with the benefit of a stunning 170ft rear garden. This wonderful property has been stylishly refurbished and redecorated in recent years which includes parquet flooring installed by the current owners in the dining room and study and has the benefit of a new roof. Bright and spacious accommodation comprises a welcoming reception hall, dual aspect sitting room with log burner, modern kitchen with range of matching wall and base units in addition to areas of solid wooden work surfaces and a variety of integral appliances, the kitchen seamlessly opens onto an excellent size dining room and there is the convenience of a utility room as well as a boot room. There is a downstairs WC and an office/study completes the ground floor accommodation. Stairs rise from the reception hall to a large first floor landing where there are four great size double bedrooms, a modern family shower room plus a beautifully fitted Jack and Jill bathroom serving two of the bedrooms. To the front there is a large driveway providing off road parking for several vehicles which leads to an integral garage and a particular feature is the gorgeous rear garden extending to 170ft and backing onto Westlords fields, there are a variety of well established plants, trees and shrubs in addition to a well manicured lawn plus substantial area of patio. To the rear of the garden there is the benefit of an excellent size garden room which could be used as a gym, office or studio with an area of storage at the rear. This fine property enjoys a raft of original features such as stripped woodwork and a stain glass window. An internal viewing is strongly recommended to appreciate the many merits of this wonderful home.





At a Glance:

- Four bedroom extended detached house
- Beautifully presented and comprehensively modernised by current owners
- Modern kitchen, dining room, utility room and boot room
- New roof
- Stunning 170' rear garden with garden room
- Sitting room with log burner
- Study
- Beautiful bathroom/wc, modern shower room/wc plus ground floor wc
- Many original features
- Gas central heating

Accommodation:

COVERED ENTRANCE

LARGE RECEPTION HALL

SITTING ROOM

20'2" (6.15m) Max x 11'9" (3.58m)

KITCHEN

22'2" (6.76m) Max x 17'3" (5.26m)

DINING ROOM

14'1" (4.29m) x 13'2" (4.01m)

UTILITY ROOM

9'9" (2.97m) x 8'4" (2.54m)

BOOT ROOM

8'9" (2.67m) x 5'0" (1.52m)

STUDY

11'9" (3.58m) x 11'8" (3.56m)

FIRST FLOOR LANDING

BEDROOM 1

15'2" (4.62m) x 14'7" (4.45m)

EN-SUITE BATHROOM

with Jack & Jill doors to bedrooms 1 & 3

BEDROOM 2

16'9" (5.11m) x 11'9" (3.58m)

BEDROOM 3

13'1" (3.99m) x 11'9" (3.58m)

BEDROOM 4

16'1" (4.9m) x 9'8" (2.95m)

FAMILY SHOWER ROOM

OUTSIDE:

DRIVEWAY

GARAGE

REAR GARDEN

GARDEN ROOM

15'2" (4.62m) x 13'2" (4.01m)

STORAGE AREA AT BACK OF GARDEN ROOM

13'4" (4.06m) x 7'4" (2.24m)

COUNCIL TAX:

Band 'F'

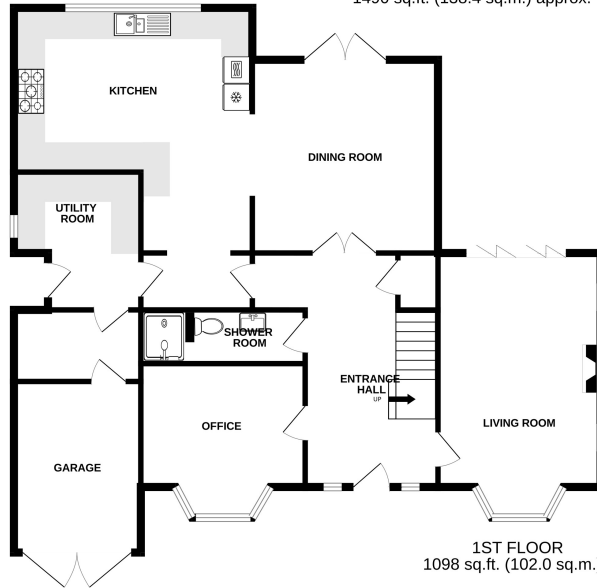
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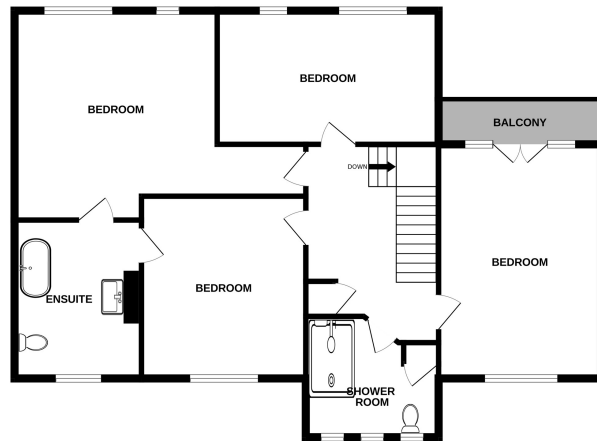
Note: the property was fully underpinned in 1991



GROUND FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



1ST FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2588 sq.ft. (240.4 sq.m.) approx.

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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