



287 Kings Drive, Eastbourne, BN21 2YA

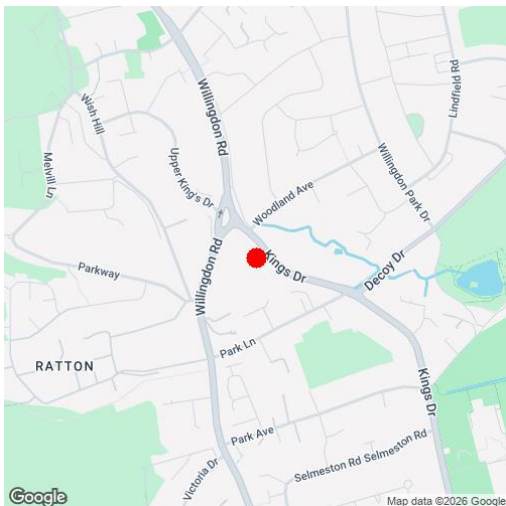
Price £975,000 | Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Situated in the highly desirable Willingdon area, this impressive five bedroom detached property offers spacious and versatile accommodation, complemented by a self-contained one bedroom annexe, making it ideal for multi-generational living, guest accommodation, or home-working requirements. The property has undergone extensive refurbishment in recent years and has been lovingly enhanced and thoughtfully improved by the current owners and is presented to an exceptional standard throughout. The main house boasts generous and well-proportioned accommodation, including a spacious reception hall, large sitting room, family room, a stylishly appointed kitchen, five great size bedrooms, most of which enjoy built in wardrobes. There is a stunning en-suite bath/shower room serving the master bedroom in addition to a modern family bath/shower room located off the landing which serves the remaining bedrooms. There is also the convenience of a ground floor WC. The self-contained annexe benefits from its own private living space, kitchen facilities, bathroom and bedroom accommodation, offering flexibility for a variety of uses. Externally, the property enjoys magnificent park-like rear gardens, backing onto Westlords fields, principally laid to lawns with large area of patio. To the front, there is a pleasant area of shrubs, trees and plants as well as a substantial driveway providing off-road parking for several vehicles, adding further convenience to this outstanding family home. The property has been re-wired and re-plumbed with the addition of a new central heating system. The property is conveniently located close to the open green space of Hampden Park, Eastbourne District General Hospital, good road links and excellent schools.





At a Glance:

- Substantial detached house
- Five bedrooms plus one bedroom Annexe
- Beautifully presented throughout
- Park like lawned gardens
- Large driveway for several vehicles
- Modern fitted kitchen
- Stunning family bathroom and en-suite
- Close to Hampden Park, hospital and schools
- Sitting room plus family room
- Re-wired and re-plumbed

Accommodation:

ENTRANCE PORCH

RECEPTION HALL

SITTING ROOM

15'7" (4.75m) x 14'5" (4.39m)

FAMILY ROOM

13'11" (4.24m) x 12'4" (3.76m)

KITCHEN

14'0" (4.27m) x 9'8" (2.95m)

UTILITY / SEATING AREA

9'5" (2.87m) x 4'4" (1.32m)

GROUND FLOOR BEDROOM / STUDY

14'2" (4.32m) x 6'6" (1.98m)

GROUND FLOOR WC

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

15'0" (4.57m) x 13'10" (4.22m)

EN-SUITE BATH & SHOWER ROOM / WC

BEDROOM 2

12'5" (3.78m) x 9'9" (2.97m)

BEDROOM 3

14'2" (4.32m) x 11'8" (3.56m)

BEDROOM 4

11'0" (3.35m) x 10'10" (3.3m)

FAMILY BATH & SHOWER ROOM / WC

SELF CONTAINED ANNEXE

ANNEXE SITTING ROOM

19'8" (5.99m) x 10'8" (3.25m)

ANNEXE BEDROOM

10'0" (3.05m) x 9'7" (2.92m)

ANNEXE KITCHEN

11'0" (3.35m) x 7'5" (2.26m)

ANNEXE BATHROOM / WC

OUTSIDE:

FRONT GARDEN

DRIVEWAY

REAR GARDEN

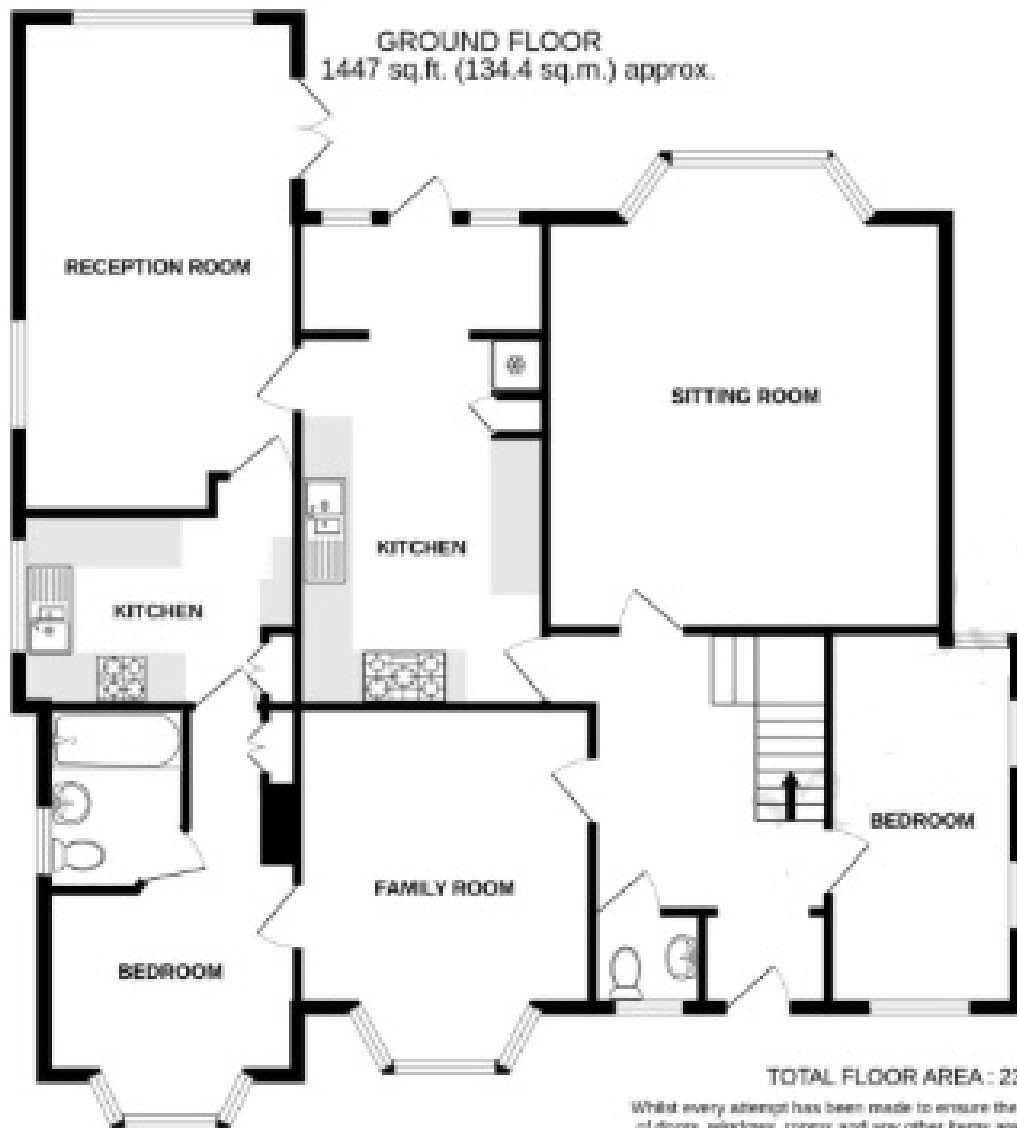
COUNCIL TAX:

Band 'G'

EPC:

'C'





TOTAL FLOOR AREA: 2312 sq.ft. (214.8 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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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