

304 Kings Drive, Eastbourne, BN21 2YB

Guide Price £820,000 - £840,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

PRICE REDUCED GUIDE PRICE £820,000 - £840,000. An amazing opportunity to purchase this fine home at an excellent reduced price, the vendor is suited for an onward purchase with a complete chain. An outstanding and exceptionally spacious extended four bedroom, five reception room detached house with stunning secluded garden backing onto woodland. This attractive substantial home has been under the same ownership for many years and is truly a well loved home. The property has been incredibly well maintained and modernised by the owners and boasts accommodation comprising entrance porch, large entrance hall, 20ft sitting room with bi-fold doors to rear garden, dining room, games room, study, newly decorated sun room, beautifully fitted `L` shaped kitchen/breakfast room leading to a convenient utility room and there is a modern ground floor shower room/wc. A stylish staircase leads to a galleried first floor landing where there are four elegantly decorated boutique style bedrooms. There is a contemporary modern shower room in addition to a stunning en-suite shower room. The property benefits from an extensive and secluded rear garden backing onto woodland with main area of lawn, raised decked area, patio seating area and petanque/bowls playing area. A particular feature is a large purpose built outside kitchen area/cinema room which is perfect for outdoor entertaining with a separate office attached with wired Internet, perfect for those working from home. To the front there is a large driveway with parking for numerous vehicles leading to an integral garage with loft space above. Part of the ground floor lends itself to potentially being used to provide self contained accommodation. Additional benefits include double glazing and gas central heating.



















At a Glance:

- Substantial four bedroom, five reception room detached house
- Beautifully presented throughout
- Entrance porch and spacious entrance hall
- Large sitting room
- Dining room, games room, study and sun room
- Spacious kitchen/breakfast room plus utility room
- Shower room, en-suite bathroom and ground floor shower room
- Secluded rear garden
- Garden room with office, outdoor kitchen and cinema area
- Driveway and garage



Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM
20'5" (6.22m) x 13'8" (4.17m)

DINING ROOM
14'6" (4.42m) x 11'4" (3.45m)

GAMES ROOM
11'11" (3.63m) x 11'11" (3.63m)

STUDY
11'10" (3.61m) x 8'6" (2.59m)

SUN ROOM
13'1" (3.99m) x 8'10" (2.69m)

KITCHEN
20'4" (6.2m) Max x 18'3" (5.56m) Max

UTILITY ROOM
15'0" (4.57m) x 4'2" (1.27m)

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM 1
14'6" (4.42m) x 11'11" (3.63m)

EN-SUITE SHOWER ROOM

BEDROOM 2
14'1" (4.29m) x 11'11" (3.63m)

BEDROOM 3
11'11" (3.63m) x 11'11" (3.63m)

BEDROOM 4
8'6" (2.59m) x 8'2" (2.49m)

SHOWER ROOM

OUTSIDE:

DRIVEWAY

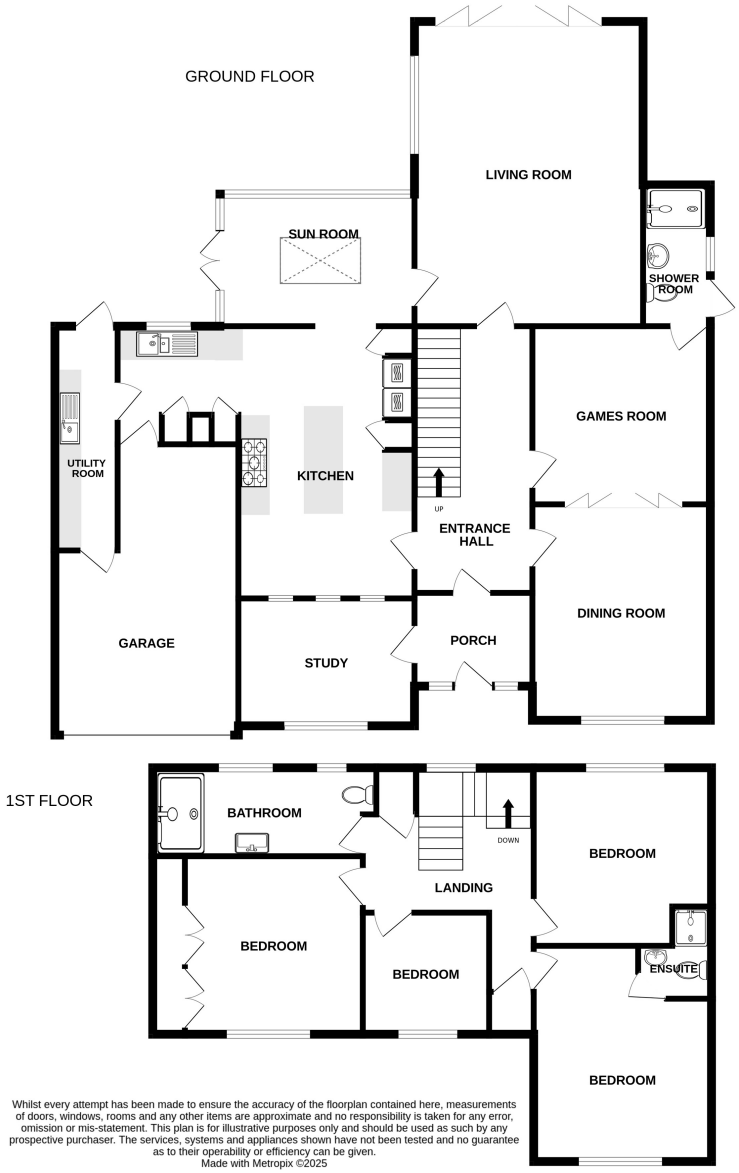
GARAGE

REAR GARDEN

OFFICE / CINEMA ROOM

COUNCIL TAX:
Band `E`

EPC:
`D`



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 ©2025

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