



PHIL HALL
ESTATE AGENTS



45 Kings Avenue
Eastbourne, BN21 2PE

£475,000



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Phil Hall Estate Agents has been instructed to market this delightful home on Kings Avenue, which occupies a prime position within one of Eastbourne's most desirable residential areas. This substantial older-style semi-detached home offers beautifully proportioned accommodation arranged over three levels, combining period charm with flexible modern living. The property is ideally located within easy reach of popular local schools, Eastbourne District General Hospital, the town centre, seafront and a wide range of everyday amenities, making it an excellent choice for families and professionals alike.

Upon entering the property you lead into the front porch, which has access to a useful ground floor cloakroom, before leading into the main entrance hall which sets the tone for the generous accommodation throughout.

The living room is positioned to the front of the property and is a particularly attractive reception space, enhanced by a large bay window which floods the room with natural light. A feature fireplace provides a focal point, creating a warm and inviting atmosphere ideal for both everyday living and entertaining.

To the rear of the property is a separate dining room, perfectly placed to enjoy views over the garden. This room also benefits from a character fireplace and offers ample space for a family dining table. From here, stairs lead down to the lower ground floor, enhancing the versatility of the accommodation.

The lower ground floor room is a valuable addition to the home and can be adapted to suit a variety of needs, including a home office, study, playroom or hobby room. With direct access out onto the rear garden, this space is ideal for those seeking a quiet work-from-home environment or a flexible family area that connects seamlessly with the outdoors.





Returning to the ground floor, the kitchen is located to the rear of the entrance hall and is fitted with a range of wall-mounted and base units, complemented by work surfaces over. The kitchen includes a built-in oven and gas hob and offers plenty of space for additional freestanding appliances. There is also direct access from the kitchen to the side garden, further enhancing the practicality of the layout.

The first floor accommodation is equally impressive. The landing leads to three well-proportioned double bedrooms, all offering excellent natural light and generous floor space. The principal bedroom is situated to the front of the property and benefits from a bay window, mirroring the living room below. Bedrooms two and three overlook the rear garden, providing a pleasant outlook and a peaceful environment.

Completing the first floor is a modern shower room, fitted with a walk-in shower cubicle, WC and wash hand basin, finished in a contemporary style and designed to meet the needs of a busy household.

Entrance Porch
4'08 x 3'04 (1.42m x 1.02m)

Ground Floor Cloakroom
4'03 x 2'10 (1.30m x 0.86m)

Entrance Hall

Living Room
17'02 into bay x 11'11 max (5.23m into bay x 3.63m max)

Dining Room
16'08 into bay x 10'10 max (5.08m into bay x 3.30m max)

Kitchen
14'05 x 8'10 (4.39m x 2.69m)

Lower Ground Floor Office
14'06 x 11'00 (4.42m x 3.35m)

First Floor Landing

Bedroom One
17'07 into bay x 11'10 max (5.36m into bay x 3.61m max)

Bedroom Two
16'09 into bay x 10'10 max (5.11m into bay x 3.30m max)

Bedroom Three
10'10 x 8'09 (3.30m x 2.67m)

Shower Room
8'10 x 4'07 (2.69m x 1.40m)

Outside

Externally, the gardens are a standout feature of this home. The approach to the property is welcoming, with a well-established front garden featuring a sweeping pathway and dual access points, framed by mature shrubbery. A side access gate provides convenient access to the rear garden.

In addition to the front garden, the side and rear gardens are of an impressive size and offer tremendous potential. The side garden, accessible directly from the kitchen, is laid to patio and provides an excellent space for outdoor dining and entertaining. Steps lead down to the expansive rear garden, which is predominantly laid to lawn and offers a blank canvas for landscaping or further enhancement. There is also an under-house storage area and access back into the lower ground floor room, adding to the practicality of the outdoor space.



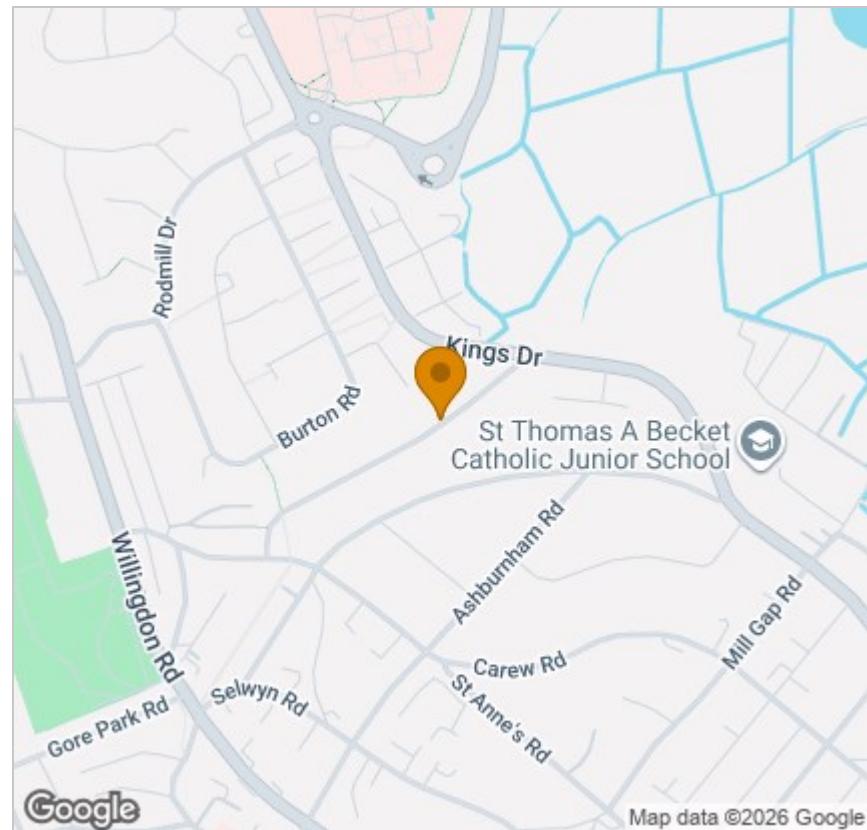
Floor Plan



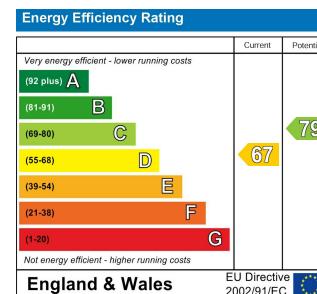
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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