



BROOK GAMBLE



214 Victoria Drive, Eastbourne, BN20 8QN

£450,000

Brook Gamble are delighted to offer to the market this **THREE BEDROOM SEMI-DETACHED HOUSE** in the **MUCH SOUGHT AFTER OLD TOWN** area of Eastbourne. The property, which requires modernisation, boasts **GOOD SIZED ACCOMMODATION**, including **MANY ORIGINAL FEATURES**, a **LARGE GARDEN**, **DRIVEWAY** and **GARAGE**. The house is **IDEALLY LOCATED FOR POPULAR LOCAL SCHOOLS FOR ALL AGES**, local shops and close to bus stops with services into town and **NEARBY ACCESS TO THE SOUTH DOWNS**. Being sold **CHAIN FREE**, viewing is considered essential. Sole Agents.

Frosted double glazed front door to:

Entrance Porch

uPVC double glazed windows. Glazed panelled door to:

Entrance Hall



Under stairs storage cupboard. Wall mounted thermostat. Picture rail. Radiator.

Cloakroom

Low level WC. Wash basin. Fan unit.

Lounge 14'7" x 12'5" (4.45m x 3.78m)



Fireplace with tiled hearth and surround and wooden mantle. Picture rail. Radiator. uPVC double glazed bay window to front.

Dining Room 15'7" x 12'5" (4.75m x 3.78m)



Fireplace with tiled hearth and surround. Picture rail. Two radiators. uPVC double glazed windows and door to rear garden.

Kitchen 11'9" x 9'8" (3.58m x 2.95m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. Radiator. Part tiling to walls. uPVC double glazed window to rear. Frosted uPVC double glazed window and door to rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Linen cupboard with slatted shelving and housing hot water cylinder. Hatch to loft. Frosted uPVC double glazed window to side.

Bedroom 1 15'8" x 12'5" (4.78m x 3.78m)



Tiled fire surround. Picture rail. Radiator. uPVC double glazed windows to side and rear.

Bedroom 2 15'3" into bay x 12'7" (4.65m into bay x 3.84m)



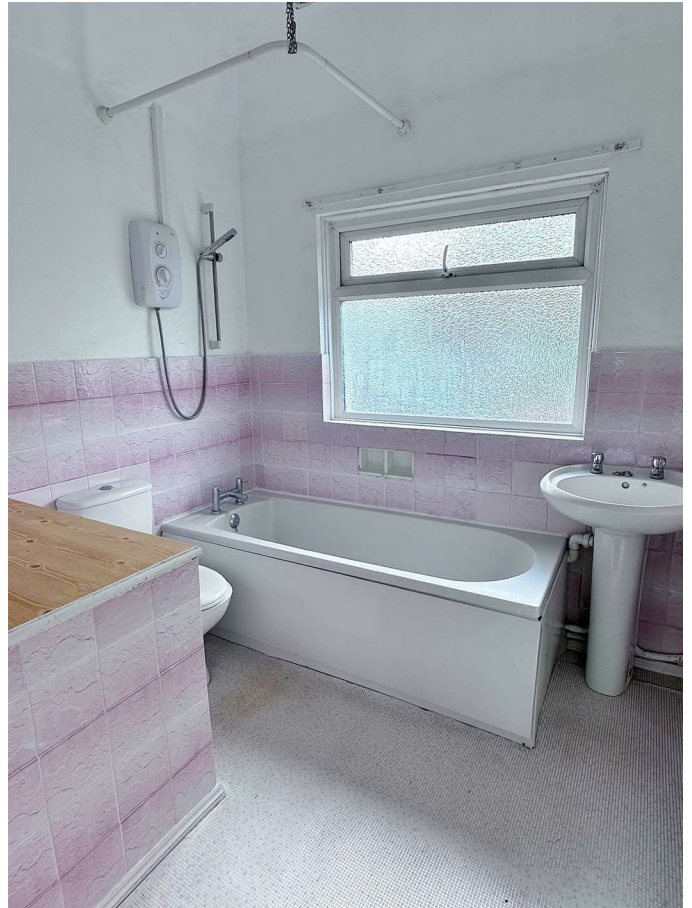
Fireplace with tiled hearth and surround. Picture rail. Radiator. uPVC double glazed bay window to front.

Bedroom 3 11'9" x 9'8" (3.58m x 2.95m)



Fireplace with tiled hearth and surround. Radiator. uPVC double glazed window to rear.

Bathroom



Panelled bath with mixer tap. Wall mounted shower unit. Pedestal wash basin. Low level WC. Part tiling to walls. Frosted uPVC double glazed window to front.

Outside



There are gardens to the front and rear of the property; the former being laid to lawn with flower beds. The garden is enclosed by brick wall and there is a driveway for off street parking, leading to:

Garage

Up and over door. Light and power. Personal door to rear garden.

Rear Garden



The rear garden is laid mainly to lawn with flower beds and hedges to borders and a variety of plants and mature trees. The garden is enclosed by timber fencing and there are two exterior cupboards, one housing wall mounted gas boiler.

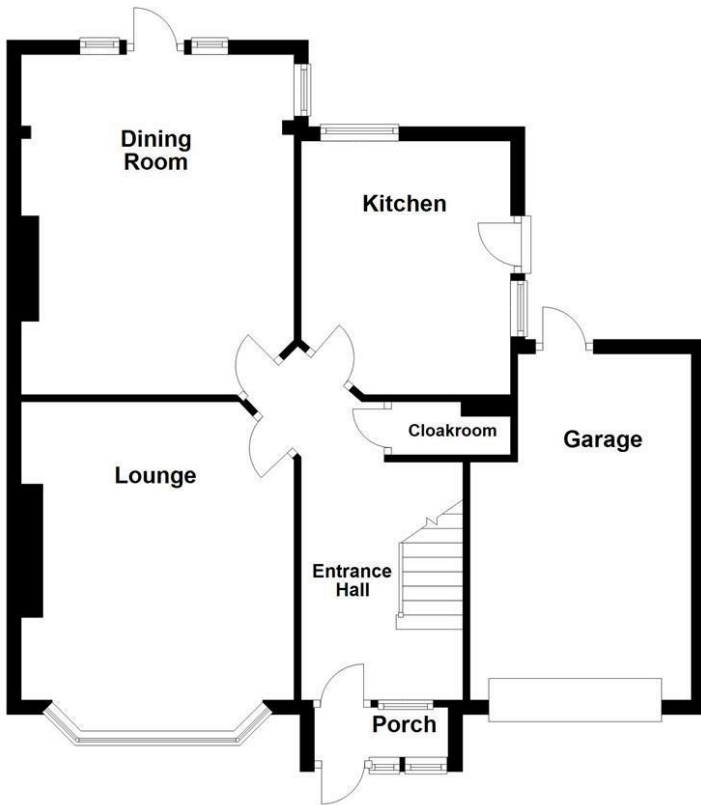
Other Information

Council Tax Band D

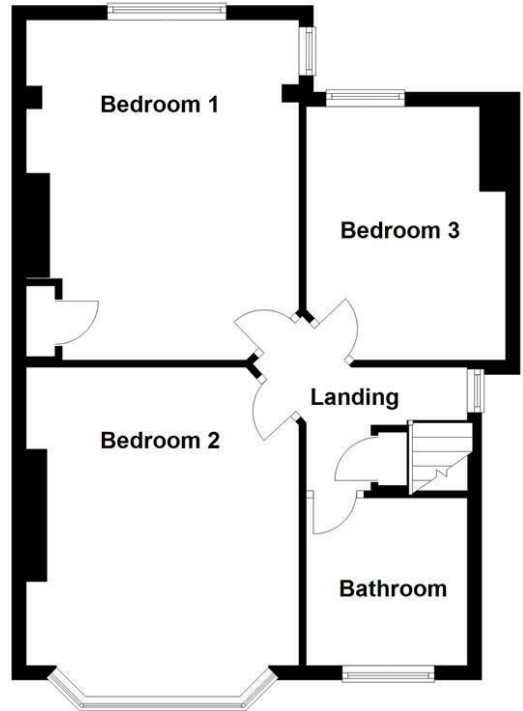
Total floor area 112 square metres

Floor Plan

Ground Floor

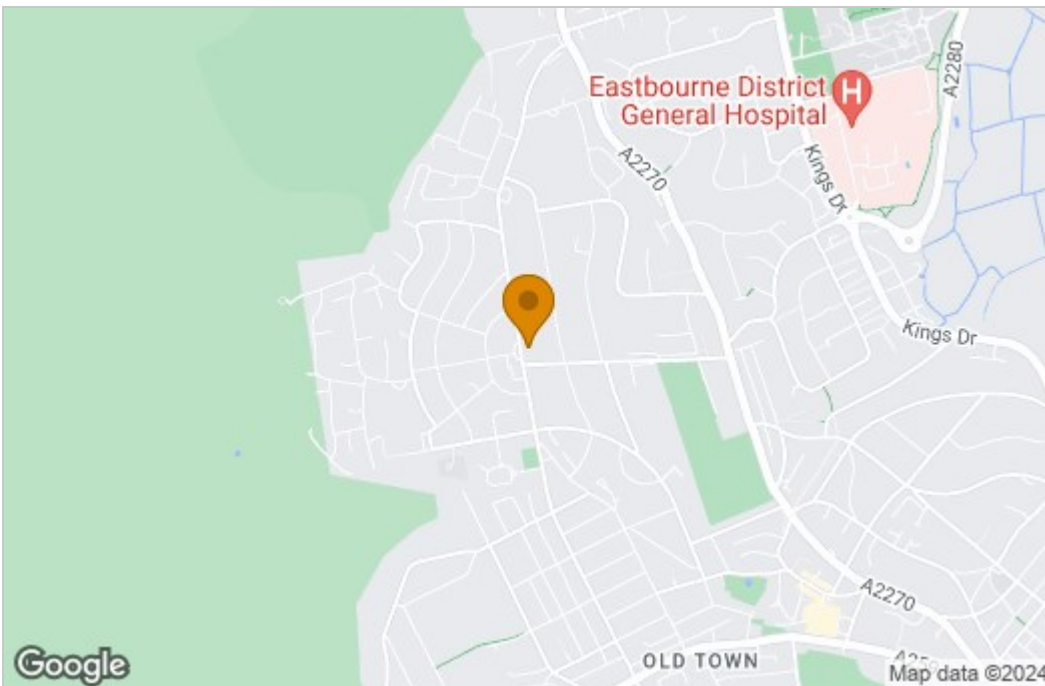


First Floor

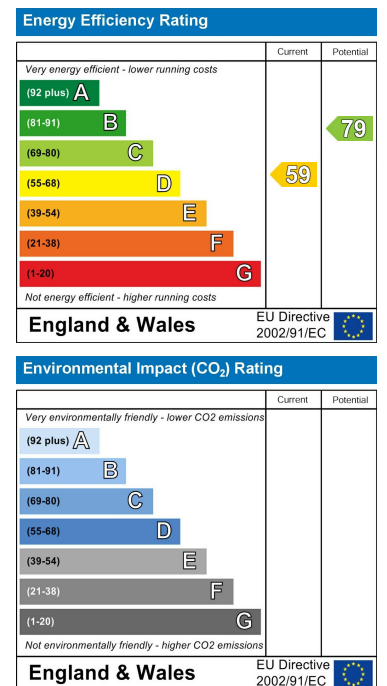


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.