



BROOK GAMBLE



261 Victoria Drive, Eastbourne, BN20 8QY

£339,950

Brook Gamble are delighted to offer an extremely well presented THREE BEDROOM SEMI DETACHED house in the highly popular OLD TOWN area of Eastbourne, set back from the main road in VICTORIA DRIVE. Offering TWO RECEPTION ROOMS, and a modern fitted kitchen, tasteful modern decor throughout, fantastic sized rear garden to a westerly aspect that has a large lawned area and a large patio. Other benefits are GAS CENTRAL HEATING and DOUBLE GLAZING. Sole Agents.

Entrance

Sliding patio door to entrance porch. Door to:

Entrance Hall

Built-in storage cupboard and further storage cupboard.

Kitchen 11'8 x 6'6 (3.56m x 1.98m)

Fitted with a range of wall and base units, four ring gas hob with extractor hood above and electric oven beneath. Complementary work surface, splashback, single bowl sink unit and mixer tap. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge freezer, two larder style cupboards double glazed window to rear, double glazed window to side, double glazed door with access to rear garden.

Lounge 13'9 x 12'5 (4.19m x 3.78m)

With delightful feature fire surround and tiled hearth, radiator, double glazed window to rear overlooking rear garden, with fitted shutter blinds.

Dining Room 13'8 x 11'4 (4.17m x 3.45m)

Radiator double glazed bay window to front aspect.

Bedroom 1 12'7 x 11'9 (3.84m x 3.58m)

Range of built-in wardrobes with cupboards above, radiator, double glazed window to rear aspect.

Bedroom 2 11'5 x 9'6 (3.48m x 2.90m)

With built-in cupboard with hanging rail and shelving above, radiator, double glazed window to front aspect.

Bedroom 3 9'2 x 7'2 (2.79m x 2.18m)

Coving to ceiling, two built-in storage cupboards one with hanging rail and shelving above, radiator, double glazed window to rear aspect.

Family Bathroom 5'7 x 5'7 (1.70m x 1.70m)

White suite comprising bath with mixer taps and wall mounted shower and riser rail with fitted shower screen, low-level WC and wash hand basin, Double glazed window to side aspect.

First Floor Landing

With hatch to loft with pull-down ladder, double glazed window window to front, double glazed window to side.

Front Garden

With picket fence, lawn and pathway to house.

Large Rear Garden

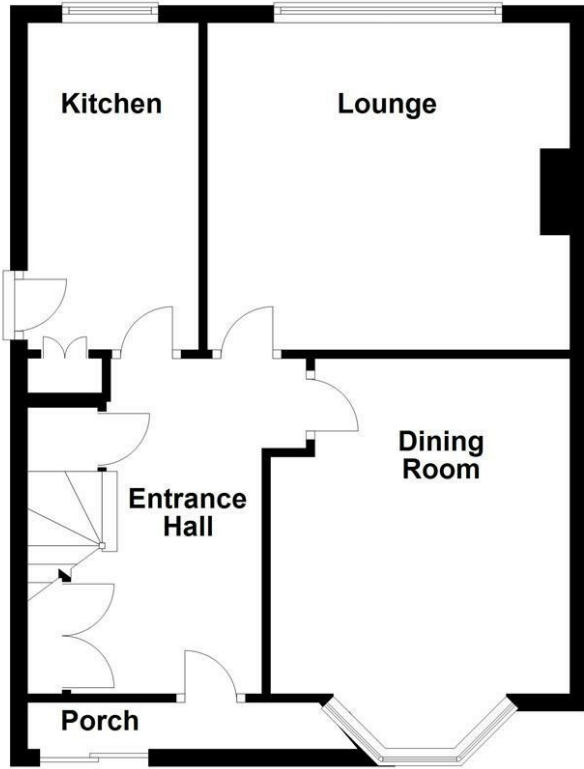
With fenced borders, delightful patio area, raised flowerbeds, large lawned area, shed, two brick built storage sheds with double glazed doors. Gate to side of property.

Other Information

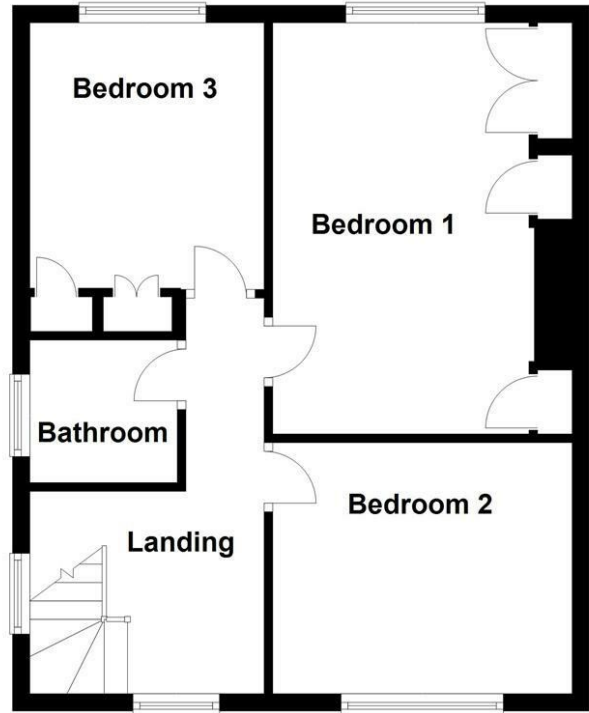
Council Tax Band C

Floor Plan

Ground Floor

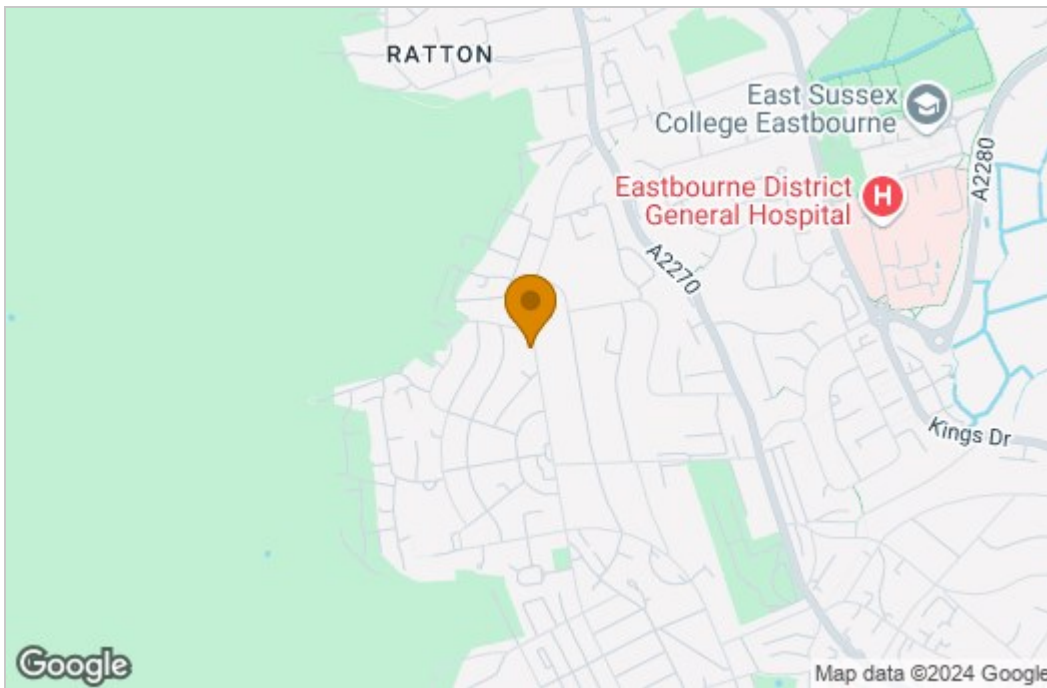


First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.