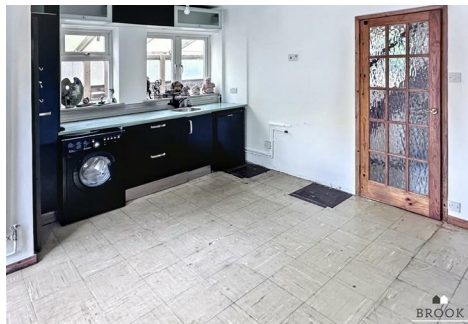




BROOK GAMBLE



177 Victoria Drive, Eastbourne, BN20 8QJ

Price Guide £335,000

GUIDE PRICE £335,000 - £345,000. Brook Gamble offer to the market this good sized 3 bedroom semi-detached house located on Victoria Drive in the much sought after Old Town area of Eastbourne.

Well located for popular local shops on Victoria Drive and nearby Albert Parade, the house is also ideally positioned for access to popular local schools. The house itself requires some updating but enjoys the benefits of uPVC double glazing and gas central heating as well as a good sized rear garden and driveway for gated off street parking. Being sold chain free, viewing is highly recommended.

Entrance Hall

Composite front door to Entrance Hall; with radiator, wall mounted thermostat.

Through Lounge 18'1 x 11 (5.51m x 3.35m)

Solid fuel stove, radiator, UPVC double glazed window to front, UPVC double glazed window to rear.

Kitchen / Diner 14'4 x 11'4 (4.37m x 3.45m)

Circular sink unit with mixer tap, cupboards below. Further base units, working surfaces over, space for fridge, space and plumbing for washing machine, space for gas or electric oven, larder cupboard, vertical radiator, UPVC double glazed window and double doors to rear garden.

Cloakroom

Low flush WC, wash basin, frosted window.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing; hatch to loft space, frosted window to front, linen cupboard with insulated cylinder and slatted shelving.

Bedroom 1 11'4 x 11'3 (3.45m x 3.43m)

Radiator, UPVC double glazed frosted window to side, UPVC double glazed window to rear. Door to walk-in cupboard with wall mounted gas boiler and shelving and further door into Bedroom 2.

Bedroom 2 11' x 10'10 (3.35m x 3.30m)

Double glazed window to rear, interconnecting cupboard with Bedroom 1.

Bedroom 3 6'9 x 9'11 (2.06m x 3.02m)

UPVC Double glazed window to front.

Bathroom

Bath with mixer taps, low flush WC, wash basin with vanity unit below, part tiling to walls, radiator, frosted UPVC double glazed window to side.

Outside

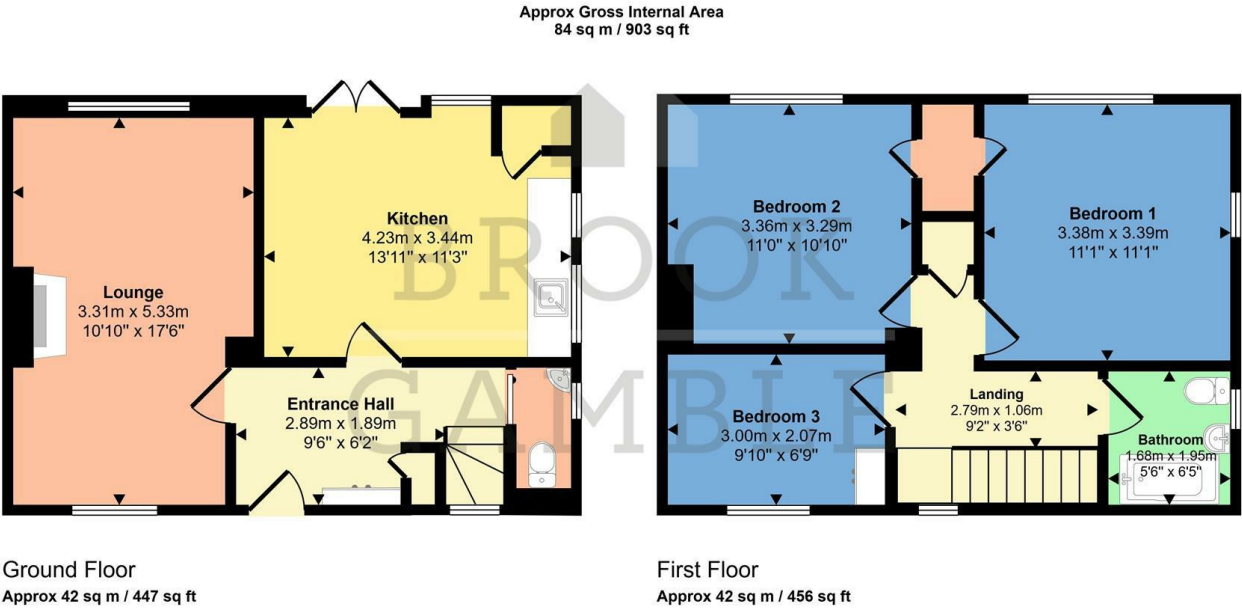
There are gardens to the front and rear of the property. The rear garden is laid to paved patio and lawn with mature trees and shrub borders and is enclosed by timber fencing and brick wall. Double gates lead to off street parking at the rear of the garden. There is a covered storage area to the side of the house, measuring approximately 24 foot in length and an external brick built storage shed measuring for 11 x 9'7.

The front garden is laid lawn with hedge borders.

Other Information

The vendor advises that the solar panels are owned and provide income.

Floor Plan

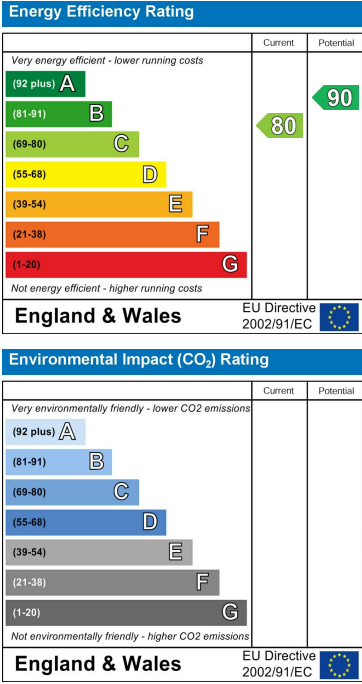


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.