



BROOK GAMBLE



310 Victoria Drive, Eastbourne, BN20 8XS

£499,950

A chance to acquire a WELL POSITIONED THREE BEDROOM DETACHED HOUSE in the MUCH SOUGHT AFTER OLD TOWN area of Eastbourne on the much sought after VICTORIA DRIVE, CLOSE TO LOCAL SCHOOLS AND AMENITIES. The property benefits from a DELIGHTFUL 100' REAR GARDEN, LOUNGE & DINING ROOM with balcony, kitchen, THREE GOOD SIZED BEDROOMS, double glazing and gas central heating, a DRIVEWAY FOR APPROXIMATELY 3-4 CARS and a GARAGE. Being offered CHAIN FREE with no onward chain and REQUIRING MODERNISATION. Suitable for a host of buyers. Sole Agents.

Double glazed front door to:

Entrance Hall

Under stairs storage cupboard. Further cupboard with hanging rail and shelf above. Radiator. Stairs rising to first floor landing.

Ground Floor Cloakroom

Low level WC. Wash hand basin with tiled splashback. Double glazed window to side aspect.

Lounge 16'7" x 11'5" (5.05m x 3.48m)



Radiator. Ceiling coving. Double glazed door to sun balcony with far reaching views towards the South Downs. Double glazed window to side aspect. French doors to:

Dining Room 12'4" x 9'1" (3.76m x 2.77m)



Radiator. Ceiling coving. Double glazed sliding patio doors leading onto rear garden.

Kitchen 10'7" x 9'3" (3.23m x 2.82m)



Fitted with a range of wall and base units with single bowl sink unit and mixer tap. Tiled splashback. Complementary work surface. Space for gas cooker. Space for upright fridge freezer. Space and plumbing for washing machine. Wall mounted Glow-worm gas boiler. Serving hatch to dining room. Double glazed door leading onto rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Airing cupboard housing hot water cylinder with shelving above. Hatch to loft. Radiator. Double glazed window to side aspect.

Main Bedroom 13'9" x 11'6" (4.19m x 3.51m)



Wardrobe. Ceiling coving. Radiator. Double glazed window to front aspect with far reaching views towards the South Downs.

Bedroom 2 12'4" x 9'1" (3.76m x 2.77m)



Built-in wardrobe cupboard. Radiator. Double glazed window to rear aspect, overlooking rear garden.

Bedroom 3 10'7" x 9'3" (3.23m x 2.82m)



Radiator. Double glazed window to rear aspect, overlooking rear garden.

Bathroom



White suite comprising bath with mixer tap, shower attachment and riser rail, low level WC and wash

hand basin. Tiled splashback. Double glazed opaque window to front aspect.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn with low brick wall to borders. Shared driveway entrance leads to private driveway providing off road parking for at least three to four vehicles, leading to:

Garage



Up and over door. Two outside storage sheds forming part of the garage.

Rear Garden



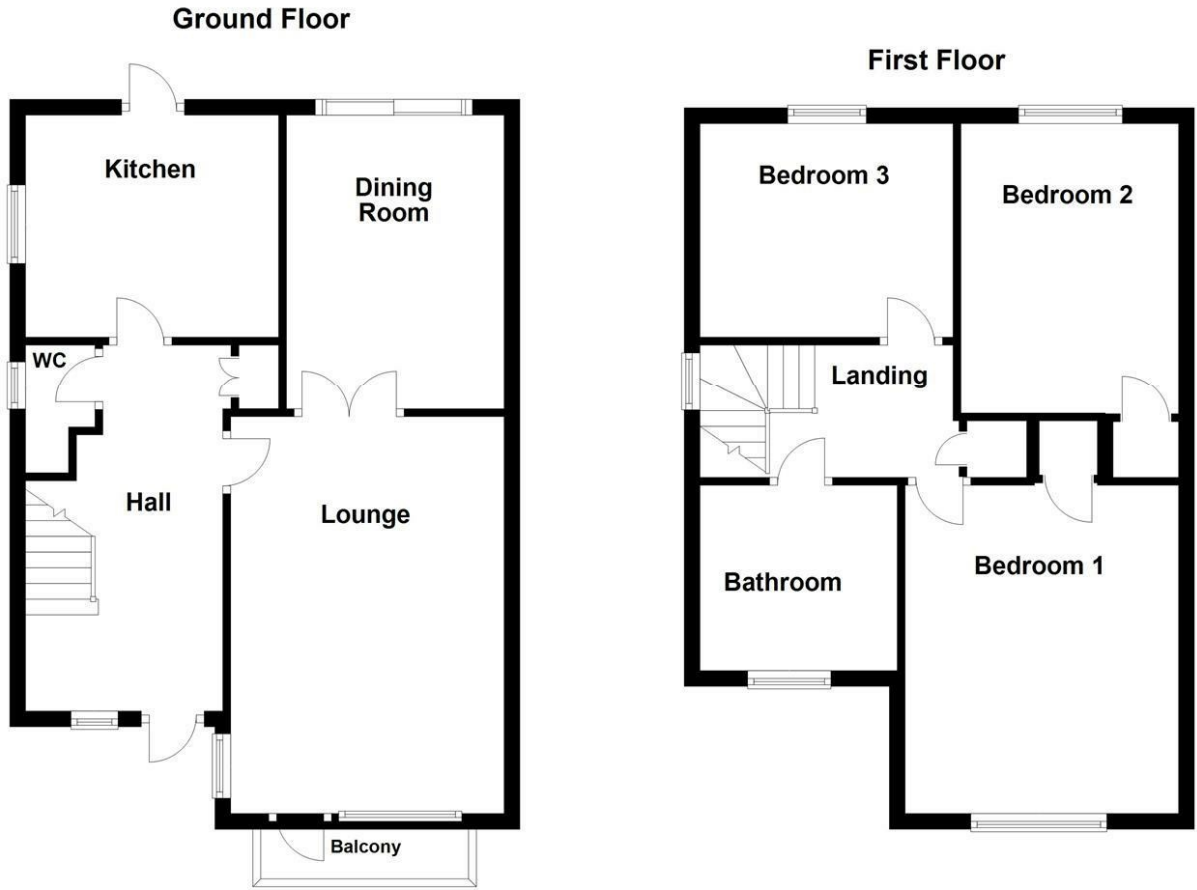
The rear garden measures approximately 100' and is laid to lawn. Enclosed by timber fencing with gate to side.

Other Information

Council Tax Band D

Total floor area 101 square metres

Floor Plan

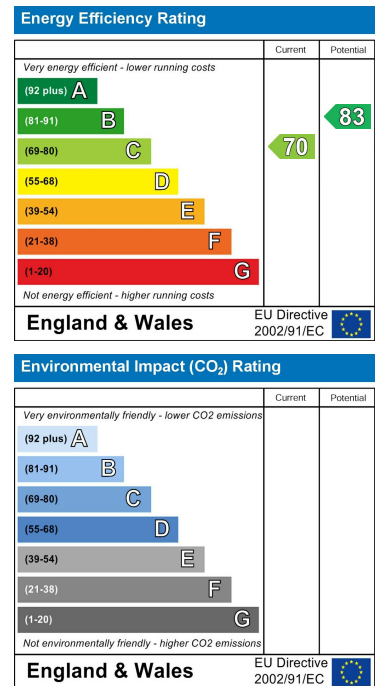


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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