



archer  
& PARTNERS

- Sought After Old Town
- Close to Schools
- Semi Detached House
- 2-Receptions
- Kitchen
- 4-Bedrooms
- Modern Bathroom/wc
- Gas c/h & Dbl glz
- Front & Rear Gardens
- Driveway

Freehold

£375,000



4 BEDROOM



2 RECEPTION



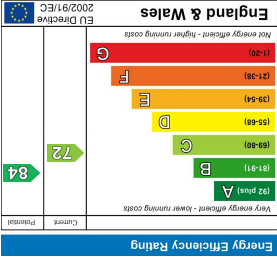
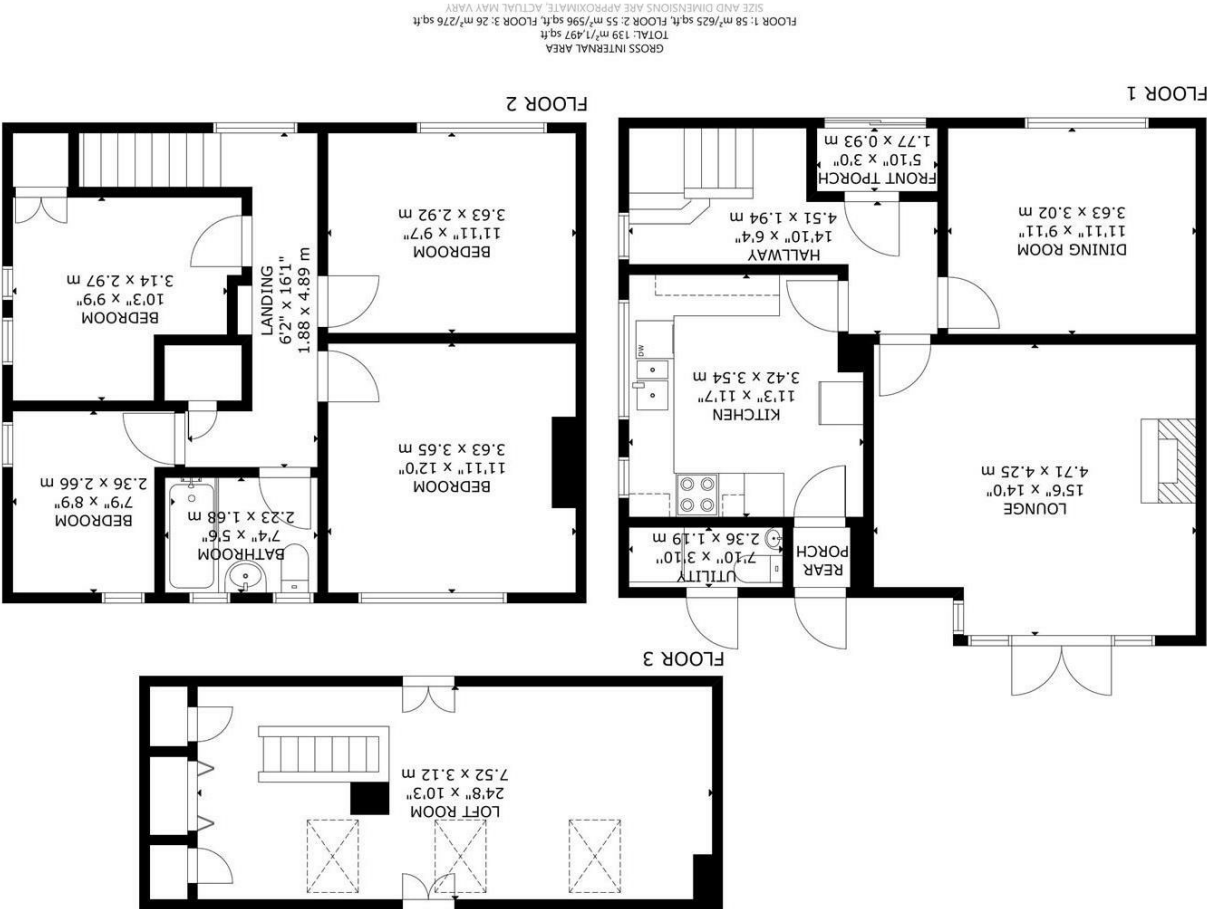
1 BATHROOM



0 GARAGE

Victoria Drive, Eastbourne

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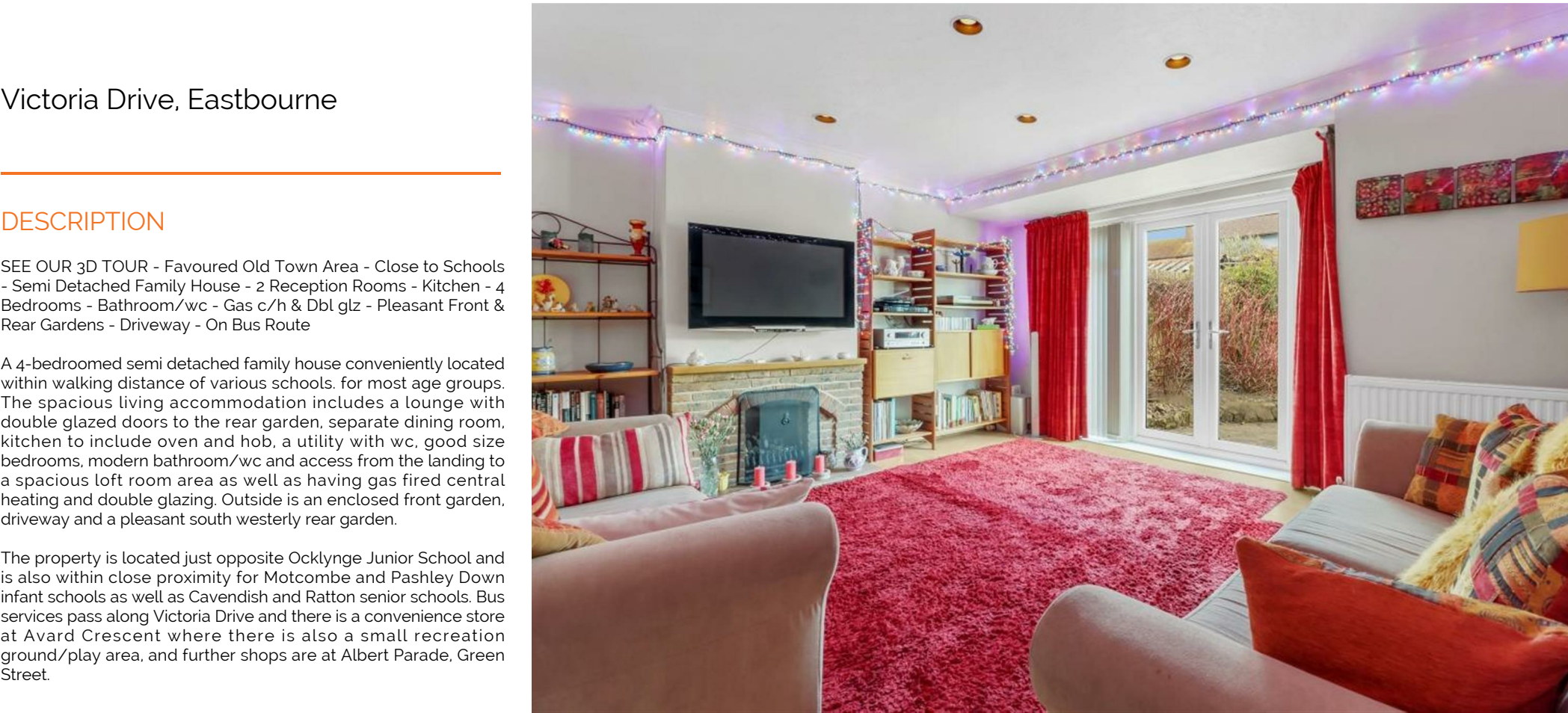
Victoria Drive, Eastbourne

DESCRIPTION

SEE OUR 3D TOUR - Favoured Old Town Area - Close to Schools  
- Semi Detached Family House - 2 Reception Rooms - Kitchen - 4  
Bedrooms - Bathroom/wc - Gas c/h & Dbl glz - Pleasant Front &  
Rear Gardens - Driveway - On Bus Route

A 4-bedroomed semi detached family house conveniently located  
within walking distance of various schools. for most age groups.  
The spacious living accommodation includes a lounge with  
double glazed doors to the rear garden, separate dining room,  
kitchen to include oven and hob, a utility with wc, good size  
bedrooms, modern bathroom/wc and access from the landing to  
a spacious loft room area as well as having gas fired central  
heating and double glazing. Outside is an enclosed front garden,  
driveway and a pleasant south westerly rear garden.

The property is located just opposite Ocklynge Junior School and  
is also within close proximity for Motcombe and Pashley Down  
infant schools as well as Cavendish and Ratton senior schools. Bus  
services pass along Victoria Drive and there is a convenience store  
at Avard Crescent where there is also a small recreation  
ground/play area, and further shops are at Albert Parade, Green  
Street.



Victoria Drive, Eastbourne

Sliding double glazed door into Entrance Porch, part  
double glazed inner door to -

Hallway

Lounge 4.75m x 4.49m (15'7" x 14'8")

Dining Room 3.63m x 3.03m (11'10" x 9'11")

Kitchen 3.50m 3.36m max (11'5" 11'0" max)

Bedroom 1 3.65m x 3.54m (11'11" x 11'7")

Bedroom 2 3.64m x 3.04 (11'11" x 9'11")

Bedroom 3 3.41m max x 2.97m max (11'2" max x  
9'8" max)

Bedroom 4 2.66m x 2.08m (8'8" x 6'9")

Bathroom 2.31m x 1.69m (7'6" x 5'6")

Loft Room Area 7.53m x 3.16m (24'8" x 10'4")  
(these are approximate overall measurements and  
please note this is not a formal bedroom)

Front Garden 9.14m x 8.53m (30' x 28')  
The front garden is enclosed by fencing and is  
mostly bordered by some mature trees and  
hedging, small pond, outside lights, side gate to  
Driveway providing space for at least two cars.

Rear Garden 12.19m x 11.28m (40' x 37')  
Enjoying a south-westerly aspect having a good  
size patio areas with raised flower beds, area of  
lawn with well stocked flower borders with various  
plants and shrubs, pond, shed, summerhouse and  
further outhouse/store. At the side is a good size  
area with outside tap and light, access gate.

There is also a part frosted double glazed door to a  
small utility with wc, wash hand basin, plumbing for  
washing machine with worktop above as well as a  
wall mounted Vaillant gas fired combi boiler.

Council Tax  
The property is in Band C. The amount payable for  
2025-2026 is £2,251.10 This information is taken from  
voa.gov.uk