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FLOOR 1

LOUNGE
15'6" x 14'0"
4.71 x 4.25 m

DINING ROOM
11'11" x 9'11"
3.63 x 3.02 m

KITCHEN
11'3" x 11'7"
3.42 x 3.54 m

UTILITY
7'10" x 3'10"
2.36 x 1.19 m

REAR PORCH
14'10" x 6'4"
4.51 x 1.94 m

HALLWAY

FRONT TPORCH
5'10" x 3'0"
1.77 x 0.93 m

FLOOR 2

BEDROOM
11'11" x 12'0"
3.63 x 3.65 m

BEDROOM
11'11" x 9'7"
3.63 x 2.92 m

BATHROOM
7'4" x 5'6"
2.23 x 1.68 m

LANDING
6'2" x 16'1"
1.88 x 4.89 m

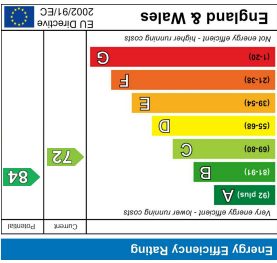
BEDROOM
10'3" x 9'9"
3.14 x 2.97 m

BEDROOM
7'9" x 8'9"
2.36 x 2.66 m

FLOOR 3

LOFT ROOM
24'8" x 10'3"
7.52 x 3.12 m

TOTAL: 139 m²/1,497 sq ft. GROSS INTERNAL AREA.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Victoria Drive, Eastbourne



archer
& PARTNERS

- GUIDE £350,000 - £365,000
- Close to Schools
- Semi Detached House
- 2-Receptions
- Kitchen
- 4-Bedrooms
- Modern Bathroom/wc
- Gas c/h & Dbl glz
- Front & Rear Gardens
- Driveway

Freehold

£350,000

Guide price

 4 BEDROOM

 2 RECEPTION

 1 BATHROOM

 0 GARAGE

Victoria Drive, Eastbourne

Victoria Drive, Eastbourne

DESCRIPTION

GUIDE PRICE £350,000 - £365,000 - 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 Avarð 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