



Victoria Road, Eastbourne BN20 8NP

welcome to

Victoria Road, Eastbourne

Welcome to this generous-sized three-bedroom house, ideally situated at the bottom of the beautiful Sussex Downs in a tranquil cul-de-sac. This property boasts a well-thought-out layout perfect for family living and entertaining. Internal viewings are highly recommended! Call us now on 01323 410911



Entrance Porch

UVPC entrance Porch. Double glazed window to the front and side aspect. Double glazed door to the front aspect.

Entrance Hall

Double glazed door to the front aspect. Double glazed window to the side aspect. Radiator. Under stairs cupboard.

Lounge

22' into bay x 11' 4" into recess (6.71m into bay x 3.45m into recess)
Double glazed bay window to the front aspect.
Radiator. Archway leading to:

Kitchen

11' 2" x 11' 4" (3.40m x 3.45m)
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Integral microwave. Space for fridge / freezer.

Utility Room

12' x 6' 9" max (3.66m x 2.06m max)
Double glazed window and door to the side aspect. Wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine.

Conservatory

19' 1" x 8' 10" (5.82m x 2.69m)
Double glazed window to the rear and side aspect. Double glazed french doors to the rear aspect. Ceiling fans and lights. Radiator.

First Floor Landing

Stairs leading from ground floor to first floor landing. Loft access.

Bedroom 1

15' 3" plus recess x 9' 1" (4.65m plus recess x 2.77m)
Double glazed window to the front aspect. Built in wardrobe. Radiator.

En - Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin.

Bedroom 2

10' 9" max x 8' 11" max (3.28m max x 2.72m max)
Double glazed window to the rear aspect. Radiator. Cupboard containing boiler.

Bedroom 3

11' 1" x 7' 7" (3.38m x 2.31m)
Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

Rear Garden

Decked area adjoining the property with steps down to area laid to artificial lawn with raised beds. Paved area with water feature, raised beds, garden shed, greenhouse and mature trees.

Off Road Parking

Block paved driveway for multiple vehicles.



Total floor area 107.2 m² (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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welcome to

Victoria Road, Eastbourne

- THREE BEDROOM FAMILY HOME
- SPACIOUS LIVING THROUGHOUT
- LARGE INVITING OUTDOOR SPACE
- FAMILY FRIENDLY LAYOUT
- PRIME EASTBOURNE LOCATION

Tenure: Freehold EPC Rating: Awaited

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119801 - 0002

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