





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 \times 9' 1" (4.65m plus recess \times 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 guaran 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). Powe





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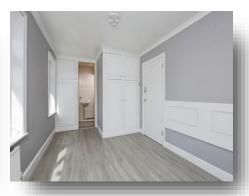
- THREE BEDROOM FAMILY HOME
- SPACIOUS LIVING THROUGHOUT
- LARGE INVITING OUTDOOR SPACE
- **FAMILY FRIENDLY LAYOUT**
- PRIME EASTBOURNE LOCATION

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 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.





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