



**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



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### 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.



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## Victoria Road, Eastbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM FAMILY HOME
- SPACIOUS LIVING THROUGHOUT

Tenure: Freehold EPC Rating: D

guide price

**£250,000**



Total floor area 107.2 m<sup>2</sup> (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](http://www.localagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN119939 - 0002

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**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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