



**Victoria Drive, Eastbourne BN20 8XR**



**welcome to**

**Victoria Drive, Eastbourne**

Boasting wonderful panoramic views across Willingdon Golf Course to the South Downs, this three bedroom detached family home located in the ever sought after Old Town of Eastbourne. Offered to the market CHAIN FREE.



### Entrance Porch

Double glazed window to the front and side aspect.  
Double glazed door to the front aspect.

### Entrance Hall

### Lounge

19' 10" x 14' into recess ( 6.05m x 4.27m into recess )  
Double glazed patio door to the rear aspect. Fire place. Radiator. Double glazed window to the side aspect.

### Dining Room

13' 2" x 10' 3" ( 4.01m x 3.12m )  
Double glazed window to the front aspect. Radiator.

### Kitchen

13' 2" x 10' 4" ( 4.01m x 3.15m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven with electric hob and extractor fan above. Double glazed window to the rear aspect. Door to the side aspect.

### Utility Room

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine. Double glazed window to the rear aspect.

### Cloakroom

Low level W.C. Wash hand basin.

### First Floor Landing

Double glazed window to the front and side aspect. Cupboards. Radiator.

### Bedroom 1

12' 2" x 12' ( 3.71m x 3.66m )  
Double glazed window to the side and rear aspect. Built in wardrobe. Radiator.

### En - Suite

Low level W.C. Double glazed window to the side aspect.

### Bedroom 2

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to the side and rear aspect. Radiator.

### Bedroom 3

11' 10" x 8' 5" ( 3.61m x 2.57m )  
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 with vanity unit. Heated towel rail. Double glazed window to the side aspect.

### Rear Garden

Patio area adjoining the property leading to an area laid to lawn. Mature trees and shrubs.

### Garage

Up and over door.

### Parking

Off road parking for multiple vehicles.



Ground Floor



First Floor

Total floor area 142.2 m<sup>2</sup> (1,530 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.focalagent.com](http://www.focalagent.com)



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## Victoria Drive, Eastbourne

- DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- GENEROUS LAWNED REAR GARDEN
- MODERN BATHROOM SUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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