



Victoria Road, Eastbourne BN20 8NN

welcome to

Victoria Road, Eastbourne

*** CHAIN FREE ***

A three bedroom semi detached house situated in Old Town location of Eastbourne. Comprising of three bedrooms, lounge, kitchen, two shower rooms, large south west facing rear garden and ample off road parking. Ideally situated at the bottom of the beautiful Sussex Downs.



Entrance Porch

Double glazed window to the front aspect.

Entrance Hall

Radiator.

Lounge

18' 6" x 10' 9" (5.64m x 3.28m)

Double glazed window to the front aspect. Fire place. Double glazed patio doors to the rear aspect leading to rear garden.

Kitchen

13' x 8' 2" (3.96m x 2.49m)

A range of base units with work top over incorporating a sink and drainer unit. Electric oven and has hob with cooker hood above. Space for fridge / freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed door to the side aspect leading to rear garden. Two double glazed windows to the rear aspect.

Down Stairs Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Built in cupboard. Radiator. Double glazed window.

First Floor Landing

Stairs leading from ground floor to first floor landing. Built in cupboard. Double glazed window to the front aspect.

Bedroom 1

14' 7" x 8' 6" (4.45m x 2.59m)

Double glazed window to the rear aspect with views over the South Downs. Built in wardrobes with storage space above. Radiator.

Bedroom 2

11' 1" x 7' 9" (3.38m x 2.36m)

Double glazed window to the front aspect. Radiator.

Bedroom 3

9' 4" x 8' (2.84m x 2.44m)

Double glazed window to the rear aspect. Radiator.

Bathroom

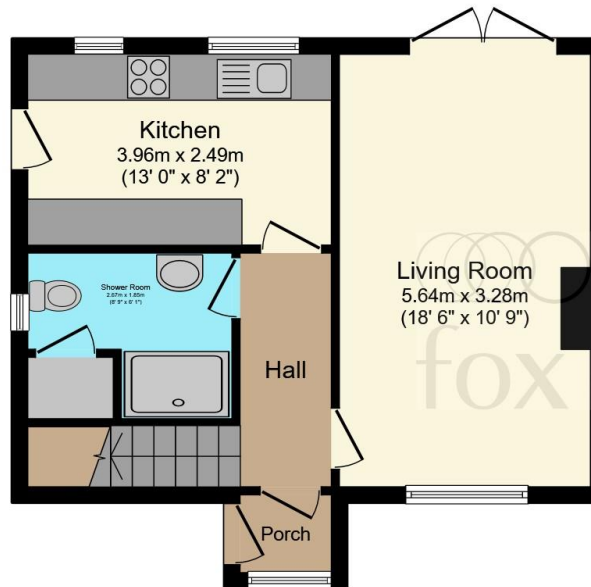
Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Partly tiled walls. Double glazed window to the rear aspect.

Rear Garden

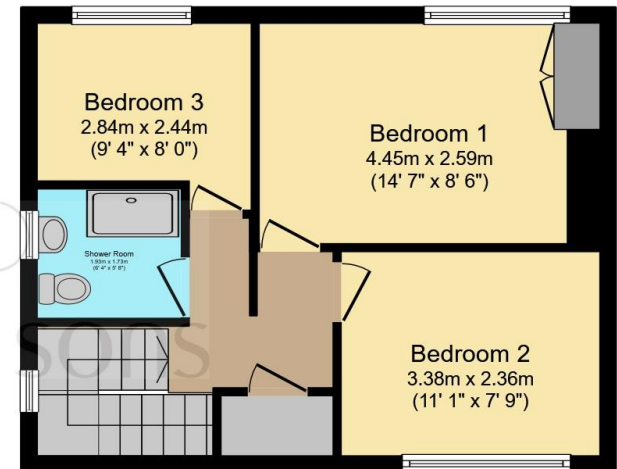
Patio seating area with steps down to an area that is mostly laid to lawn. Mature trees and shrubs. Plants. Wooden fence surround. Side gate. Outside tap.

Off Road Parking

Driveway for multiple vehicles.



Ground Floor



First Floor

Total floor area 84.1 m² (905 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



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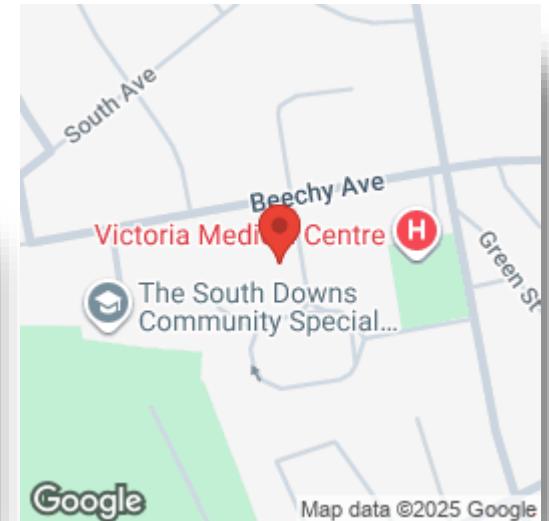
welcome to

Victoria Road, Eastbourne

- SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- OFF STREET PARKING
- SOUTH EAST FACING REAR GARDEN
- OLD TOWN LOCATION

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£305,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN120238 - 0003

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