



**Victoria Drive, Eastbourne BN20 8JU**



**welcome to**

**Victoria Drive, Eastbourne**

The spacious and well proportioned accommodation benefits from a lounge, fitted open plan kitchen / breakfast room, separate dining room, downstairs W.C and utility room. The upstairs benefits from four double bedrooms and modern bathroom suite. Further benefits include a generous lawned rear garden



### **Entrance Hall**

Door to the front aspect. Single glazed window to the front aspect. Radiator. Under stairs cupboard.

### **Lounge**

15' 8" into bay x 14' 5" plus recess ( 4.78m into bay x 4.39m plus recess )

Bay window to the front aspect. Double glazed window to the side aspect. Fire place. Radiator.

### **Dining Room**

10' 5" plus recess x 14' 11" max ( 3.17m plus recess x 4.55m max )

Double glazed window to the side aspect. Radiator. Fire place. Double glazed window and door to the rear aspect.

### **Kitchen / Breakfast Room**

25' 9" max x 21' max ( 7.85m max x 6.40m max )

A range of wall and base units with solid oak work top over incorporating a stainless steel sink and drainer unit. Space for range cooker with cooker hood above. Pantry. Velux windows. Cupboard containing boiler. Space for an American fridge / freezer. Breakfast bar. Space and plumbing for dish washer. Radiators. Double glazed window to the rear and side aspect. Double glazed French doors to the rear aspect.

### **Utility Room**

Cupboard with space and plumbing for washing machine. Double glazed door to the side aspect.

### **Downstairs Bathroom**

Comprising a roll top bath with mixer taps a separate shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Skylight. Double glazed window to the side aspect. Extractor fan. Double glazed window to the rear aspect. Shaver point. Under floor heating.

### **First Floor Landing**

Stairs leading from ground floor to first floor landing.

### **Bedroom 1**

19' 9" max x 15' 5" max ( 6.02m max x 4.70m max )

Double glazed window to the side aspect. Radiator. Fire place. Walk in wardrobe. Eaves storage.

### **Bedroom 2**

15' 8" into bay x 12' 7" ( 4.78m into bay x 3.84m )

Single glazed window to the front aspect. Radiator. Fire place.

### **Bedroom 3**

14' 10" x 11' 6" ( 4.52m x 3.51m )

Double glazed window to the rear aspect. Radiator. Fire place. Bespoke shutters.

### **Bedroom 4**

8' 10" x 7' 10" ( 2.69m x 2.39m )

Single glazed window to the front aspect. Radiator.

### **Upstairs Bathroom**

Comprising a bath with mixer taps and over head shower attachment. Shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Airing cupboard. Double glazed window to the rear aspect.

### **Front Garden**

Lawned area with hedge boarder and shrubs. Pathway to the side proving access to the rear garden.

### **Rear Garden**

Patio area with an area mostly laid to lawn. Further seating area to the rear with rear gate access. Garden shed. Mature shrubs. Power point.

### **Double Garage**

Up and over door. Power.

### **Parking**

Parking for multiple vehicles.



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welcome to

## Victoria Drive, Eastbourne

- \*\*\*GUIDE PRICE £630,000 - £650,000\*\*\*
- FOUR BEDROOMS
- OPEN PLAN KITCHEN / BREAKFAST ROOM
- GENEROUS LAWNED REAR GARDEN
- MODERN THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£630,000 - £650,000**



Total floor area 216.0 m<sup>2</sup> (2,325 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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fox & sons



**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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