

36 Victoria Drive,
Eastbourne, BN20 8JY

Freehold

Offers In Excess Of
£525,000



4 Bedroom 3 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com [01323 412200](tel:01323412200)

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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This stunning Period home in the heart of Old Town has been extended and boasts four bedrooms and three ground floor receptions. Immaculately presented throughout, the property also boasts walled landscaped gardens and a detached garage access via a gated driveway. Notable features are fitted shutters and benefits include a fitted kitchen, a bathroom/wc and a useful cloakroom. Nearby shops, excellent schools and bus services into town can all be found nearby and Waitrose and Gildredge Park are also within walking distance.

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Main Features

- Period End Terraced House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Breakfast Room
- Bath & Shower Room/WC
- Lovely Garden
- Gated Driveway & Garage

Entrance
Canopied entrance with door to-
Entrance Vestibule
Radiator. Double glazed window.

Entrance Hallway
Radiator. Understairs cupboard. Carpet.

Cloakroom
Low level WC. Wall mounted wash hand basin and vanity unit. Radiator.
Carpet. Wall mounted gas boiler. Frosted double glazed window.

Sitting Room
15'45 into bay x 13'54 + recess (4.57m into bay x 3.96m + recess)
Radiator. Fireplace with surround, mantel above and gas fire. Carpet.
Double glazed window to front aspect with fitted shutters.

Dining Room
12'05 + bay x 11'07 (3.78m + bay x 3.53m)
Radiator. Fireplace with surround, mantel above and gas fire. Carpet.
Double glazed window to side aspect with fitted shutters.

Kitchen
12'88 x 8'97 (3.66m x 2.44m)
Double glazed door to rear.

Breakfast Room
12'43 x 9'11 (3.66m x 3.02m)
Radiator. Carpet. Double glazed windows to rear and side aspects.

Rear Lobby
Radiator. Carpet. Frosted double glazed window. Double glazed door.

Stairs from Ground to First Floor Landing:
Airing cupboard. Access to loft (not inspected).

Bedroom 1
Radiator. Fireplace. Carpet. Double glazed window to front aspect with fitted shutters.

Bedroom 2
Radiator. Fireplace. Carpet. Double glazed window to rear aspect with fitted shutters.

Bedroom 3
Fireplace. Carpet. Double glazed window to rear aspect.

Bedroom 4
Radiator. Carpet. Double glazed window to front aspect.

Bath & Shower Room/WC
Panelled bath. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC.
Radiator. Carpet. Part tiled walls. Frosted double glazed window.

Outside
The walled rear garden is laid to resin patio and artificial grass. There are mature planted flower borders and gated side access.

Parking
Gated driveway leading to-

Garage
Up and over door. Electric power and light. Overhead storage.

Council Tax Band = C