






TOWN PROPERTY



01323 412200

Freehold

 3 Bedroom  2 Reception  1 Bathroom

£345,000



15 Victoria Drive, Eastbourne, BN20 8JR

Conveniently located in Old Town within close walking distance of nearby shops on Albert Parade, this well-presented semi-detached house boasts three bedrooms, a cellar with scope to convert into living accommodation, a modern fitted bath/shower room, sitting room with an open fire, modern fitted kitchen and an adjoining porch leading to the garden. The rear 'wrap around' garden is well landscaped with some area of patio, decking and grass. There is also rear access from the garden leading to parking and a garage. Excellent local schools and bus services into town are also easily accessible. Being sold CHAIN FREE.

15 Victoria Drive, Eastbourne, BN20 8JR

£345,000**Main Features**

- Semi Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bath and Shower Room/WC
- Driveway
- Garage
- CHAIN FREE

Entrance

Private entrance door to-

Entrance Hallway

Radiator. Door to cellar.

Lounge

13'7 x 12'2 (4.14m x 3.71m)

Radiator. Carpet. Open fireplace. Double glazed window to front aspect.

Dining Room

10'11 x 9'10 (3.33m x 3.00m)

Radiator. Feature fireplace. Solid wood flooring. Double glazed window to rear aspect.

Kitchen

11'10 x 8'9 (3.61m x 2.67m)

Range of wall and base units. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Integrated oven. Gas hob with electric oven and extractor hood. Integrated tumble dryer. Door leading to rear porch with double glazed door leading to garden.

Stairs from Ground to First Floor Landing

Radiator. Access to loft with ladder (not inspected).

Master Bedroom

11'3 x 9'11 (3.43m x 3.02m)

Radiator. Carpet. Double glazed window to rear aspect.

Bedroom 2

11'1 x 8'6 (3.38m x 2.59m)

Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3

7'9 x 6'10 (2.36m x 2.08m)

Radiator. Carpet. Double glazed window to side aspect.

Bathroom/WC

Tiled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash basin with mixer tap. Low level WC. Heated towel rail. Laminate flooring. Airing cupboard. Extractor fan. Double glazed window to rear aspect.

Outside

Rear access to driveway and garage and a half, the garage has power. The garden is patio and some laid to lawn with a decked area.

COUNCIL TAX BAND = C**EPC = E**

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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.