



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

Guide Price  
£335,000 - £345,000



177 Victoria Drive, Eastbourne, BN20 8QJ

\*\*\* GUIDE PRICE £335,000 - £345,000 \*\*\*

Conveniently located in Old Town within close walking distance of nearby shops, this semi-detached house boasts three bedrooms, a fitted bathroom, sitting room with log burner, a large kitchen/diner with French doors leading to large garden and tandem driveway for two cars. There is also local schools and bus services into town which are easily accessible. Being sold CHAIN FREE.



[www.town-property.com](http://www.town-property.com)



[info@town-property.com](mailto:info@town-property.com)

177 Victoria Drive,  
Eastbourne, BN20 8QJ

Guide Price  
£335,000 - £345,000

## Main Features

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Kitchen/Breakfast Room
- Bathroom/WC
- Lawn & Patio Rear Garden
- Off Road Parking For Two Vehicles
- CHAIN FREE

### Entrance

Front door to-

### Hallway

Radiator. Cupboard housing fuse board. Double glazed window to front aspect.

### Cloakroom

Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Frosted double glazed window.

### Lounge

18'0 x 10'8 (5.49m x 3.25m)

Radiator. Log burner. Double glazed window to front and rear aspects.

### Kitchen/Breakfast Room

13'11 x 11'1 (4.24m x 3.38m)

Radiator. Circular stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher. Pull out spice cupboard. Space for dining table. Double glazed French doors to rear garden.

### Stairs from Ground to First Floor Landing

Access to partly boarded loft (not inspected). Airing cupboard. Double glazed window to rear aspect.

### Bedroom 1

11'1 x 10'11 (3.38m x 3.33m)

Radiator. Double glazed windows to rear and side aspect. Door to-

### Jack and Jill Cupboard

Hanging rails. Wall mounted gas boiler. Door to-

### Bedroom 2

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window to rear aspect.

### Bedroom 3

9'7 x 6'9 (2.92m x 2.06m)

Double glazed window to front aspect.

### Bathroom/WC

Panelled bath. Low level WC. Wall mounted wash hand basin with mixer tap and vanity unit below. Radiator. Vinyl flooring. Part tiled walls. Frosted double glazed window.

### Outside

The rear garden is a mixture of patio and lawn. There is a brick built workshop and lean to the side. The solar panels are privately owned.

### Parking

To the far right of the rear garden is a gated driveway for two cars.

**COUNCIL TAX BAND = C**

**EPC = C**