

1 Reception

3 Bedroom



Freehold

Guide Price £335,000 - £345,000



1 Bathroom

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 semidetached 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.

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Main Features	Entrance Front door to-
 Semi Detached House 	Hallway Radiator. Cupboard housing fuse board. Double glazed window to front aspect.
3 Bedrooms	
Ground Floor Cloakroom	Cloakroom Low level WC with concealed cistern. Wall mounted wash hand basin with mixer tap. Frosted double glazed window.
• Lounge	
• Kitchen/Breakfast Room	Lounge 18'0 x 10'8 (5.49m x 3.25m) Radiator. Log burner. Double glazed window to front and rear aspects.
Bathroom/WC	
• Lawn & Patio Rear Garden	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.
 Off Road Parking For Two Vehicles 	
• CHAIN FREE	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 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

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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 (e.g. title, planning) is in working) 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.