



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£305,000



9 Victoria Road, Eastbourne, BN20 8NN

Located in the heart of Old Town just yards from Albert Parade shops and local schools, this spacious semi detached house is vacant and is being sold CHAIN FREE. Arranged with three bedrooms, there is a double aspect sitting/dining room, fitted kitchen and the house is notable for having both a ground floor shower room/wc and a further first floor shower room/wc. Double glazing and gas fired central heating extend throughout and a pleasant Westerly facing garden can be found at the rear. A driveway to the front provides invaluable off street parking. Old Town recreation ground is also within walking distance and excellent bus links run into the town centre which is approximately one mile distant.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Sitting Room/Dining Room
- Kitchen
- Two Shower Rooms/WC
- Lawn & Patio Rear Garden
- Off Road Parking
- Views Towards the South Downs
- CHAIN FREE

Entrance
UPVC double glazed door to-

Porch
Double glazed windows. Inner door to-

Hallway
Radiator. Carpet.

Ground Floor Shower Room/WC
Oversize walk in shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Sitting Room/Dining Room
17'4 x 10'9 (5.28m x 3.28m)
Radiator. Fireplace surround with mantel above. Wood laminate flooring. Double glazed window to front aspect. Double glazed patio doors to rear.

Kitchen
12'4 x 8'1 (3.76m x 2.46m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Tiled flooring. Double glazed door to side aspect. Two double glazed windows to rear aspect.

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

Bedroom 1
13'4 x 9'7 (4.06m x 2.92m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect with views towards the South Downs.

Bedroom 2
11'4 x 7'9 (3.45m x 2.36m)
Radiator. Carpet. Double glazed window to front aspect.

Bedroom 3
9'3 x 6'1 (2.82m x 1.85m)
Radiator. Carpet. Double glazed window to rear aspect.

Shower Room/WC
Shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled flooring. Fully tiled walls. Frosted double glazed window.

Outside
There is a pleasant rear garden with a sizeable patio area, a good depth of lawn and planted borders. There is also gated side access.

Parking
Off street parking to the front provides invaluable off street parking.

COUNCIL TAX BAND = B

EPC = D

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.