



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£319,950



293 Victoria Drive, Eastbourne BN20 8XL

A three bedroom end of terrace home offering an exciting opportunity for buyers looking to modernise, improve and potentially extend (subject to the necessary consents). Occupying a generous end position, the property already provides well proportioned accommodation including a spacious lounge, kitchen/breakfast room, sun room, ground floor cloakroom and three good sized bedrooms. While the house would now benefit from comprehensive updating throughout, it offers excellent potential to create a fantastic long term family home. To the front, a generous driveway provides off road parking for three vehicles, while a garage style door opens onto an additional hardstanding area, ideal for further parking, storage or offering exciting scope for a side extension, similar to neighbouring properties. Conveniently located in the highly sought after Old Town area, the property is within easy reach of excellent schools, local shops, everyday amenities and the spectacular South Downs National Park.



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Main Features	Entrance Porch Double glazed door & windows to front aspect. Further double glazed door to -
• End Of Terrace Family Home	Hallway Double glazed window to side aspect.
• Three Well Proportioned Bedrooms	Ground Floor Cloakroom Low level WC. Wash hand basin. Double glazed window to side aspect.
• Excellent Modernisation Opportunity	Lounge 13'6 x 13'3 (4.11m x 4.04m) Log burner. Double glazed window to front aspect. Double doors into -
• Scope To Extend (STPP)	Fitted Kitchen/Diner 19'9 x 9'1 (6.02m x 2.77m) Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Plumbing and space for washing machine, dishwasher and fridge/freezer. Double glazed window to rear aspect. Double glazed door to garden.
• Driveway For Three Vehicles	Sun Room/Workshop 19'4 x 7'7 (5.89m x 2.31m) Double glazed windows to side aspect. Double glazed patio doors.
• Additional Hardstanding to Side	Stairs from Ground to First Floor Landing: Loft access (not inspected). Double glazed window to side aspect.
• Lounge, Sun Room And Cloakroom	Bedroom 1 14'2 x 9'4 (4.32m x 2.84m) Double glazed window to rear aspect.
• Generous End Plot	Bedroom 2 13'2 x 10'1 (4.01m x 3.07m) Radiator. Double glazed window to front aspect.
• Sought After Old Town Location	Bedroom 3 11'5 x 9'6 (3.48m x 2.90m) Double glazed window to front aspect.
• Close To Schools, Amenities and The South Downs	Bathroom/WC Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Frosted double glazed window.
	Outside Rear Garden: Split level laid to brick with a lawned area
	Side Garden: Completely secure side area, garage with up & over door for vehicle access and laid to concrete.
	Front Garden/Driveway: Parking for 3 cars and part fenced boundaries.
	EPC = E
	Council Tax Band = B