

30 Victoria Drive,  
Eastbourne, BN20 8JX

Freehold

£465,000



 4 Bedroom  2 Reception  2 Bathroom



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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.



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**30 Victoria Drive, Eastbourne, BN20 8JX**

A delightful four bedroom period terraced house that is well presented but retains many character features and is being sold CHAIN FREE. Enviably situated in the highly sought after Old Town area of Eastbourne the house provides spacious and well proportioned accommodation. The accommodation comprises of an entrance porch, a bay windowed lounge, dining room with patio doors to the garden, a fitted kitchen with separate utility room and a ground floor shower room. The first floor has four bedrooms and a refitted bathroom. The enclosed rear garden is laid to patio with gated rear access. The property is conveniently located close to local shops, bus routes and highly regarded schools. Gildredge Park and Waitrose are also nearby. An internal inspection comes highly recommended.

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**£465,000****Main Features**

- Period Terrace House
- Four Bedrooms
- Lounge
- Kitchen
- Utility Room
- Ground Floor Shower Room/WC
- Dining Room
- Bathroom/WC
- Patio Rear Garden
- Close to Local Shops, Schools & Transport Links

**Entrance**  
Sliding UPVC door to-

**Porch**  
Tiled flooring. Double glazed window. Inner door to-

**Hallway**  
Radiator. Dado rail. Corniced ceiling & ceiling rose. Stripped floorboards. Understairs cupboard.

**Lounge**  
15'3 x 13'11 (4.65m x 4.24m)  
Radiator. Stripped floorboards. Wonderful feature fireplace with tiled surround and hearth. Corniced ceiling. Ceiling rose. Double glazed bay window to front aspect.

**Kitchen**  
11'5 x 8'7 (3.48m x 2.62m)  
Fitted range of lightwood wall and base units, surrounding worktop with inset one and a half bowl sink unit and mixer tap. Cooker point recessed into brick fireplace. Part tiled walls. Tiled flooring. Coved ceiling. Double glazed double doors to garden. Door to-

**Utility Room**  
6'2 x 4'11 (1.88m x 1.50m)  
Space for upright fridge freezer. Space and plumbing for washing machine. Tiled flooring. Wall mounted gas boiler.

**Ground Floor Shower Room/WC**  
Shower. Low level WC. Wash hand basin with mixer tap and vanity display unit below. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Dining Room**  
12'5 x 10'11 (3.78m x 3.33m)  
Stripped floorboards. Picture rail. Corniced ceiling. Ceiling rose. Double glazed patio doors to garden.

**Stairs from Ground to First Floor Landing**  
Dado rail. Airing cupboard with fixed shelving. Loft access (not inspected).

**Bedroom 1**  
15'2 x 10'5 (4.62m x 3.18m)  
Currently used as an office. Built in wardrobes. Corniced ceiling. Double glazed window to front aspect.

**Bedroom 2**  
12'9 x 9'9 (3.89m x 2.97m)  
Radiator. Double glazed window to rear aspect.

**Bedroom 3**  
11'9 x 8'8 (3.58m x 2.64m)  
Radiator. Double glazed window to rear aspect.

**Bedroom 4**  
9'7 x 6'11 (2.92m x 2.11m)  
Double glazed window to front aspect.

**Bathroom/WC**  
Refitted white suite comprising of panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Frosted double glazed window.

**Outside**  
The enclosed rear garden is laid to patio with an area of decking and gated rear access. There are well stocked flower beds and borders.

EPC = D

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