



# BROOK GAMBLE



**257 Victoria Drive, Eastbourne, BN20 8QY**

**£315,000**

Located in highly sought-after Old Town area of Eastbourne, this charming three-bedroom semi-detached house offers a wonderful opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With three well-proportioned bedrooms, this home is perfect for those seeking comfort and convenience. The layout is designed to maximise space and light. One of the standout features of this residence is its proximity to local schools, making it an ideal choice for families with children. The area is known for its community spirit and accessibility to various amenities, ensuring that everything you need is within easy reach. Being chain-free and vacant, this property presents a hassle-free opportunity for prospective buyers, allowing for a swift and smooth transition into your new home. Whether you are a first-time buyer or looking to invest, this semi-detached house on Victoria Drive is a fantastic option that combines comfort, location, and potential. Do not miss the chance to make this delightful property your own.

## **Accommodation Comprising**

Double glazed main front door

Entrance porch

Double glazed door leading into the hallway

Hallway

Radiator, under stairs storage cupboard, cupboard housing brand-new consumer unit, stairs rising to 1st floor landing, cupboard housing wall mounted "Glowworm" boiler.

Kitchen

Fitted in a range of wall and floor cupboards and base unit units, a 1 1/2 bowl sink unit and mixer tap, complementary works surface, tiled splashback, inset four ring gas hob with electric oven beneath, space and plumbing for washing machine, space for upright fridge freezer, laminate wood flooring, radiator, coving to ceiling, double glazed door to side aspect, double glazed window to side aspect, double glazed window to rear aspect.

Lounge

Radiator, double glazed French doors leading onto rear garden.

Dining room

Radiator, double glazed bay window to front aspect.

First floor landing

Hatch to loft, double glazed window to side aspect, double glazed window to front aspect.

Main bedroom

Radiator, double glazed window to aspect overlooking rear garden.

Bedroom two

Radiator, built-in wardrobes, laminate wood flooring, double glazed window to front aspect.

Bedroom three

Radiator built-in wardrobe, further storage cupboard, laminate wood flooring. Double glazed window to rear aspect.

Front garden

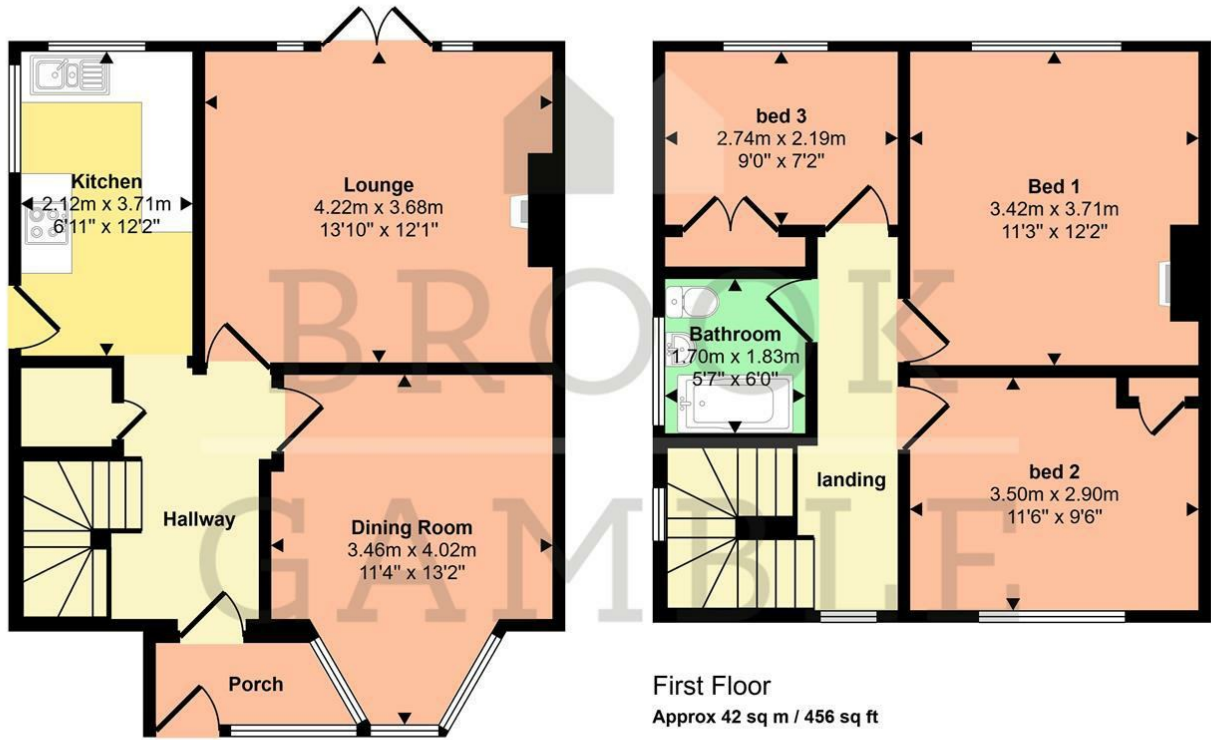
Walled borders, laid mainly to lawn with pathway to front porch.

Rear garden

Fenced borders, laid mainly to lawn with mature trees, shrubs to a westerly aspect, outside w.c. bring built storage shed with power and lighting.

# Floor Plan

Approx Gross Internal Area  
91 sq m / 975 sq ft



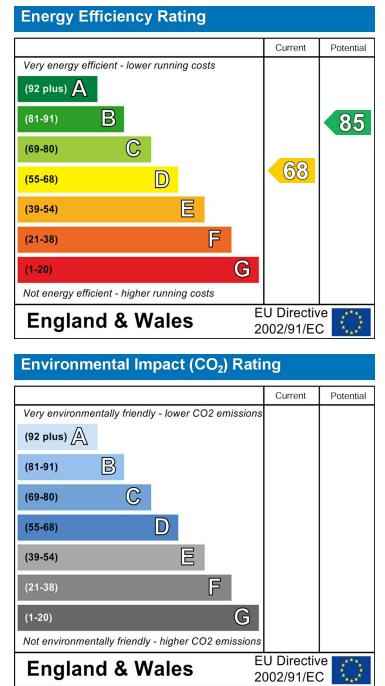
Ground Floor  
Approx 48 sq m / 518 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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