



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£299,950



321 Victoria Drive, Eastbourne, BN20 8XP

A generously proportioned three bedroom family home offering versatile accommodation and excellent scope for modernisation, located in a well regarded residential area of Old Town convenient for local amenities, schools and transport links. The property features a large dual aspect sitting room, a spacious kitchen/diner and a ground floor WC, with three good size bedrooms and a family bathroom arranged over the first floor. Externally, there is a substantial lawned front garden with potential to create off-street parking or a driveway (subject to the necessary consents), along with a west facing lawned rear garden enjoying afternoon and evening sun. The property further benefits from double glazing and a recently installed boiler, making this an ideal opportunity for purchasers seeking a home in a sought after location with plenty of future potential.

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Main Features

- Spacious Old Town Semi Detached Home
- 3 Bedrooms
- Ground Floor Cloakroom
- Double Aspect Lounge
- Spacious Kitchen/Diner
- Bathroom/WC
- Double Glazing
- Westerly Facing Rear Garden Laid To Lawn & Patio

Entrance

Double glazed door to -

Hallway

Radiator. Understairs cupboard. Double glazed window and door to front aspect.

Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Double Aspect Lounge

17'10 x 11'0 (5.44m x 3.35m)

Radiator. Feature fireplace. Double glazed window to front aspect. Double glazed patio doors to rear garden.

Kitchen/Diner

14'1 x 11'3 (4.29m x 3.43m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset gas hob and extractor cooker hood above. Eye level electric oven. Boiler. Plumbing and space for washing machine. Radiator. Double glazed window to rear aspect. Double glazed door.

Stairs from Ground to First Floor Landing:

Airing cupboard. Loft access (not inspected).

Bedroom 1

11'1 x 11'0 (3.38m x 3.35m)

Radiator. Built-in wardrobe. Double glazed windows to side and rear aspects.

Bedroom 2

10'10 x 10'10 (3.30m x 3.30m)

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Bedroom 3

9'9 x 6'8 (2.97m x 2.03m)

Radiator. Double glazed window to front aspect.

Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

Outside

Rear Garden: Mainly laid to lawn with patio adjoining the house, brick built shed and fenced boundaries.

Front Garden: Laid to lawn with pathway to front door.

EPC = C

Council Tax Band = 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 (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.