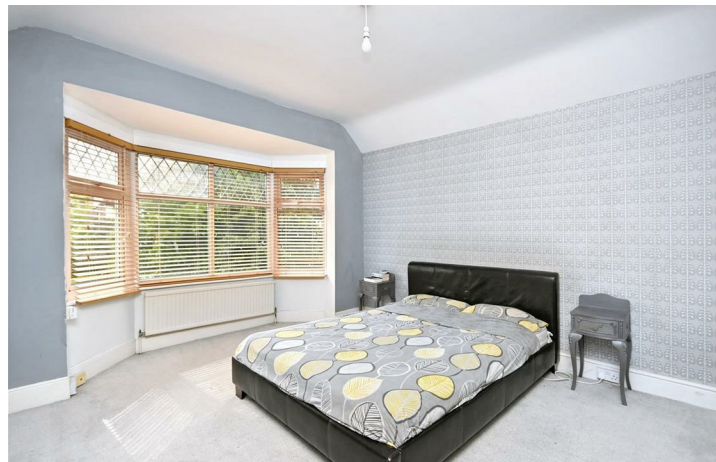
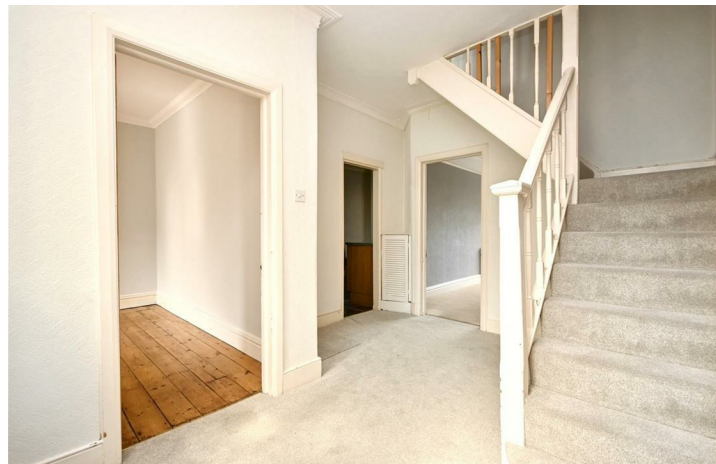


116 Victoria Drive,  
Eastbourne, BN20 8LG

Freehold  
Guide Price  
£425,000 - £450,000



4 Bedroom 2 Reception 1 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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116 Victoria Drive, Eastbourne, BN20 8LG

Nestled in the heart of Old Town, this substantial period semi detached home offers versatile and spacious accommodation ideal for growing families. Boasting a generous layout, the property features a welcoming lounge, separate dining room, kitchen/breakfast room, conservatory and a convenient ground floor WC. Upstairs, there are four well proportioned bedrooms, a family bathroom and an additional loft room providing flexible space for a home office, playroom or guest suite. Externally, the home benefits from a private driveway with parking for two vehicles and a well maintained rear garden, perfect for outdoor entertaining or family time. Offered CHAIN FREE, this attractive property is superbly located for highly regarded school catchments, excellent transport links, local parks and an array of shops and amenities - all making it an ideal long term family home.

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Main Features	Entrance Double glazed front door to-
• CHAIN FREE Semi Detached House	Porch Double glazed windows. Inner door to-
• 4 Bedrooms	Hallway Radiator. Carpet. Understairs cupboard.
• Lounge & Dining Room	Lounge 13'7 x 11'10 (4.14m x 3.61m)
• Kitchen/Breakfast Room	Radiator. Exposed floorboards. Feature fireplace. Double glazed bay window to front aspect.
• WC	Dining Room 15'5 x 10'3 (4.70m x 3.12m)
• Conservatory	Two radiators. Carpet. Double glazed window to rear aspect.
• Bath & Shower Room/WC	Kitchen/Breakfast Room 21'0 x 8'8 (6.40m x 2.64m)
• Loft Room	Fitted range of wall and base units, surrounding worktops with inset singe drainer sink unit and mixer tap. Range cooker. Radiator. Double glazed window to side aspect. Double glazed door to-
• Lawn and Patio Rear Garden	Lobby 6'11 x 5'6 (2.11m x 1.68m)
• Driveway	Door to conservatory, door to garden and door to-
	WC Low level WC. Wall mounted wash hand basin. Radiator. Wall mounted gas boiler.
	Conservatory 8'10 x 8'6 (2.69m x 2.59m)
	Part brick part UPVC construction. Radiator. Double glazed windows.
	Stairs from Ground to First Floor Landing Carpet.
	Bedroom 1 14'5 x 12'0 (4.39m x 3.66m)
	Two radiators. Carpet. Double glazed bay window to front aspect.
	Bedroom 2 14'1 x 10'5 (4.29m x 3.18m)
	Radiator. Carpet. Double glazed window to rear aspect.
	Bedroom 3 11'7 x 8'9 (3.53m x 2.67m)
	Radiator. Carpet. Double glazed window to rear aspect.
	Bedroom 4 8'0 x 7'4 (2.44m x 2.24m)
	Radiator. Carpet. Double glazed window to front aspect.
	Bath & Shower Room/WC Panelled bath with mixer tap. Shower cubicle. Low level WC. Wall mounted wash hand basin with mixer tap. Heated towel rail. Frosted double glazed window.
	Stairs from First Floor Landing to Loft

Loft Room  
12'1 x 11'9 (3.68m x 3.58m)  
Carpet. Eaves storage. Velux window.

Outside  
The rear garden is part lawned and part patio with fenced and walls boundaries.

Parking  
There is a paved driveway to the front of the property with space for two vehicles.

COUNCIL TAX BAND = D

EPC = C

