TOWN PROPERTY

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Freehold

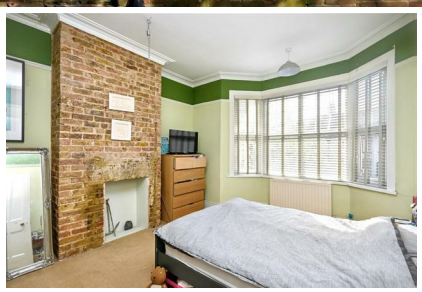
4 Bedroom | 2 Reception | 1 Bathroom

Guide Price
£375,000 - £400,000









38 Victoria Drive, Eastbourne, BN20 8JY

*** GUIDE PRICE £375,000 - £400,000 ***
EXCEPTIONAL VALUE, JUST REDUCED! A spacious and well proportioned four bedroom period family home, ideally located in the highly sought after Old Town area of Eastbourne. Offering versatile accommodation, the property features three reception rooms – one of which could easily serve as a fifth bedroom with the added benefit of a ground floor WC. With front and rear gardens, on road parking and generous living space throughout, this home is perfectly suited to modern family life. The ground floor includes a bright and expansive living room flowing through to the dining area and kitchen, creating a sociable heart to the home. A separate rear reception room offers excellent flexibility, with patio doors opening onto the private rear garden. Upstairs, there are three double bedrooms, a single bedroom and a family bathroom, along with ample storage throughout. Positioned close to well regarded schools, local amenities and transport links, this property presents an ideal opportunity for growing families seeking both space and convenience.

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Freehold

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Main Features

- Period Terraced House
- 4 Bedrooms
- Lounge
- Kitchen/Dining Room
- Reception Room/Bedroom
- Ground Floor Cloakroom
- Bathroom/WC
- Low Maintenance Rear Garden
- Close to Local Shops, Schools and Transport Links

Entrance
Front door to-

Entrance Porch
Inner door to-

Hallway
Understairs cupboard.

Lounge
14'10 x 14'5 (4.52m x 4.39m)
Radiator. Brick fireplace with log burner. Coved ceiling & ceiling rose. Picture rail. Double glazed bay window to front aspect.

Kitchen/Dining Room
19'3 x 11'9 (5.87m x 3.58m)
Fitted range of wall and base units, surrounding worktop with inset one and half bowl sink unit and mixer tap. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for cooker. Radiator. Double glazed window to side aspect. Double glazed door to garden.

Reception Room/Bedroom
12'6 x 11'3 (3.81m x 3.43m)
Radiator. Coved ceiling & ceiling rose. Picture rail. Double glazed window to side aspect. Double glazed patio doors to garden.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Double glazed window to rear aspect.

Stairs from Ground to First Floor Landing
Cupboard. Loft access (not inspected).

Bedroom 1
14'3 x 12'1 (4.34m x 3.68m)
Radiator. Exposed brick feature fireplace. Double glazed bay window to front aspect.

Bedroom 2
11'9 x 11'8 (3.58m x 3.56m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
12'6 x 8'5 (3.81m x 2.57m)
Radiator. Built in wardrobe. Double glazed window to rear aspect.

Bedroom 4
9'6 x 5'4 (2.90m x 1.63m)
Radiator. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with shower over. Low level WC. Wash hand basin with mixer tap. Radiator. Frosted window.

Outside
The rear garden is laid to artificial lawn with an area of patio adjoining the house. The garden has fenced boundaries, two sheds and gated rear access.

EPC = D

COUNCIL TAX BAND = D

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.