TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 1 Bathroom

Offers Over £300,000









293 Victoria Drive, Eastbourne BN20 8XL

A three bedroom end of terrace home offering an exciting opportunity for buyers looking to modernise, improve and potentially extend (subject to the necessary consents). Occupying a generous end position, the property already provides well proportioned accommodation including a spacious lounge, kitchen/breakfast room, sun room, ground floor cloakroom and three good sized bedrooms. While the house would now benefit from comprehensive updating throughout, it offers excellent potential to create a fantastic long term family home. To the front, a generous driveway provides off road parking for three vehicles, while a garage style door opens onto an additional hardstanding area, ideal for further parking, storage or offering exciting scope for a side extension, similar to neighbouring properties. Conveniently located in the highly sought after Old Town area, the property is within easy reach of excellent schools, local shops, everyday amenities and the spectacular South Downs National Park.

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Main Features

- End Of Terrace Family Home
- Three Well Proportioned Bedrooms
- Excellent Modernisation Opportunity
- Scope To Extend (STPP)
- Driveway For Three Vehicles
- Additional Hardstanding to Side
- Lounge, Sun Room And Cloakroom
- Generous End Plot
- Sought After Old Town Location
- Close To Schools, Amenities and The South Downs

Entrance Porch
Double glazed door & windows to front aspect. Further double glazed door to -

Hallway
Double glazed window to side aspect.

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

Lounge
13'6 x 13'3 (4.11m x 4.04m)
Log burner. Double glazed window to front aspect. Double doors into -

Fitted Kitchen/Diner
19'9 x 9'1 (6.02m x 2.77m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven under. Plumbing and space for washing machine, dishwasher and fridge/freezer. Double glazed window to rear aspect. Double glazed door to garden.

Sun Room/Workshop
19'4 x 7'7 (5.89m x 2.31m)
Double glazed windows to side aspect. Double glazed patio doors.

Stairs from Ground to First Floor Landing:
Loft access (not inspected). Double glazed window to side aspect.

Bedroom 1
14'2 x 9'4 (4.32m x 2.84m)
Double glazed window to rear aspect.

Bedroom 2
13'2 x 10'1 (4.01m x 3.07m)
Radiator. Double glazed window to front aspect.

Bedroom 3
11'5 x 9'6 (3.48m x 2.90m)
Double glazed window to front aspect.

Bathroom/WC
Suite comprising panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Frosted double glazed window.

Outside
Rear Garden: Split level laid to brick with a lawned area

Side Garden: Completely secure side area, garage with up & over door for vehicle access and laid to concrete.

Front Garden/Driveway: Parking for 3 cars and part fenced boundaries.

EPC = E

Council Tax Band = B

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.