



35 Victoria Drive, Eastbourne, BN20 8JU

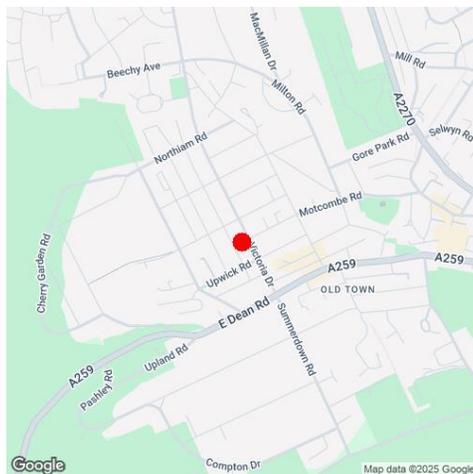
Price £620,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
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A handsome five bedroom bay fronted house of exceptional character forming part of a charming terrace of similar properties, set back from the road with southwesterly facing rear gardens extending to some 80', with the added benefit of a garage.. The house has been the subject of sympathetic refurbishment by the present owners with careful thought having been given to the retention and enhancement of the original features, whilst incorporating contemporary design features. Some of the rooms have period style fireplaces and the original sash windows have been retained to the front elevation whilst the windows to the rear have been replaced with sealed units double glazed units. The house has very recently been redecorated both externally and internally and is presented for sale in excellent decorative condition throughout. The accommodation comprises a delightful 15' x 15' sitting room and a generous open plan kitchen/dining room with patio doors opening onto the rear garden. The dining area has a particularly attractive fireplace surround with tiled inset and copper hood. The re-fitted kitchen has a range of wall and base units beneath contoured work surfaces together with an integrated double oven and induction hob with concealed extractor hood. The utility room is plumbed for a washing machine and leads to the cloakroom/wc. There are three generous first floor bedrooms served by an impressive 8' x 7' bathroom with both a bath and oversized shower cubicle, whilst there are two further double bedrooms served by a shower room/wc and an office/study on the second floor. Located in the favoured Old Town area, schools catering for most age groups and local shopping facilities including a Waitrose store are in the immediate vicinity. An internal inspection is essential to appreciate the merits of this exceptional family home.





At a Glance:

- Fine period house of exceptional character
- Beautifully appointed throughout
- Many original period features
- Five bedrooms
- Two bath/shower rooms
- Delightful sitting room and open plan kitchen/dining room
- 80` southwesterly gardens
- Garage and parking space
- Favoured Old Town location

Accommodation:

PORCH

HALL

SITTING ROOM

15'9" (4.8m) x 15'0" (4.57m)

OPEN PLAN KITCHEN/DINING ROOM

DINING AREA

18'8" (5.69m) Into Bay x 10'6" (3.2m)

KITCHEN AREA

11'0" (3.35m) x 10'6" (3.2m)

UTILITY ROOM

9'6" (2.9m) x 6'0" (1.83m)

CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM 1

18'6" (5.64m) x 12'0" (3.66m)

BEDROOM 2

15'9" (4.8m) x 12'8" (3.86m)

BEDROOM 5

9'0" (2.74m) x 8'0" (2.44m)

BATHROOM/WC

8'8" (2.64m) x 7'6" (2.29m)

SECOND FLOOR LANDING

BEDROOM 3

12'8" (3.86m) x 11'4" (3.45m) Plus Recess

OFFICE

8'4" (2.54m) x 4'6" (1.37m) Without a window

BEDROOM 4

13'0" (3.96m) x 12'2" (3.71m) Plus Recess

SHOWER ROOM/WC

OUTSIDE:

SOUTH WESTERLY FACING REAR GARDEN

GARAGE

15'3" (4.65m) x 9'0" (2.74m) and parking space

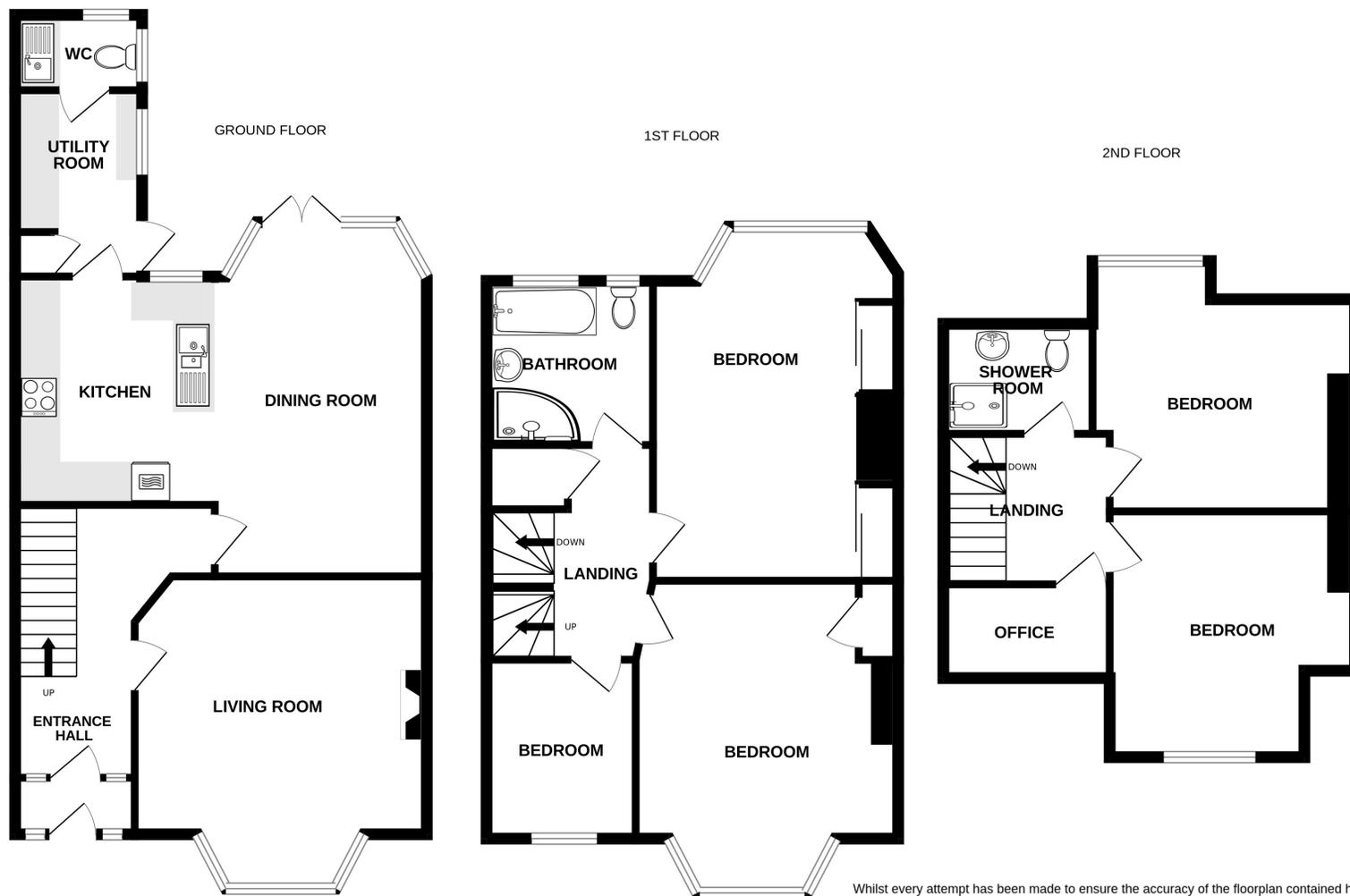
COUNCIL TAX:

Band "D"

EPC:

Band "C"





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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