



11 Victoria Drive, Eastbourne, BN20 8JR

Price £350,000 | Freehold

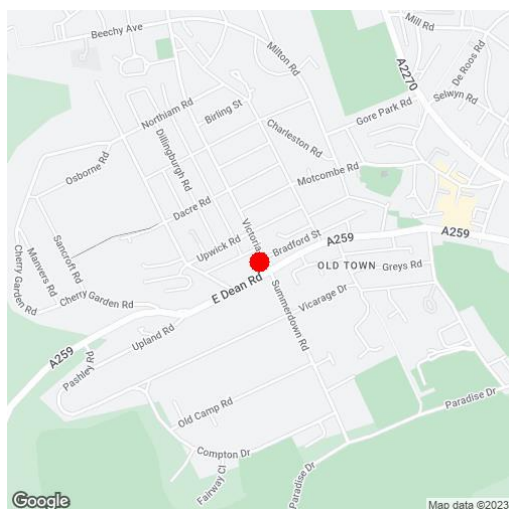
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962



A well presented three bedroom, three storey house. The house is situated at the end of a terrace of similar properties and retains some pleasing period features. The well presented and deceptively spacious accommodation comprises three reception rooms, three double bedrooms and two bath/shower rooms. The kitchen is well fitted with a range of wall and base units beneath beech work surfaces, and both the bathroom and shower room have been re-fitted in recent years. The property is set within lawned southerly facing gardens looking up towards The South Downs. Located in the heart of Old Town, local shopping facilities including a Waitrose store are in the immediate vicinity, whilst the town centre and railway station are approximately 1 mile away.







### At a Glance:

- Three double bedrooms
- Three reception rooms
- Two bathrooms
- Gas central heating
- Sealed unit double glazing
- Southerly facing gardens
- No onward chain

### Accommodation:

#### ENTRANCE HALL

#### LIVING ROOM

13'6" (4.11m) Into Bay x 12'3" (3.73m)

#### DINING ROOM

10'9" (3.28m) x 9'9" (2.97m)

#### KITCHEN

12'0" (3.66m) x 9'0" (2.74m)

#### BREAKFAST ROOM

12'8" (3.86m) x 5'6" (1.68m)

#### LANDING

#### BEDROOM 1

15'8" (4.78m) x 10'11" (3.33m)

#### BEDROOM 2

10'10" (3.3m) x 9'8" (2.95m)

#### BATHROOM

#### SECOND FLOOR LANDING

#### BEDROOM 3

16'3" (4.95m) x 8'3" (2.51m) (restricted headroom)

#### SHOWER ROOM

#### OUTSIDE:

#### SOUTHERLY FACING GARDENS

#### COUNCIL TAX:

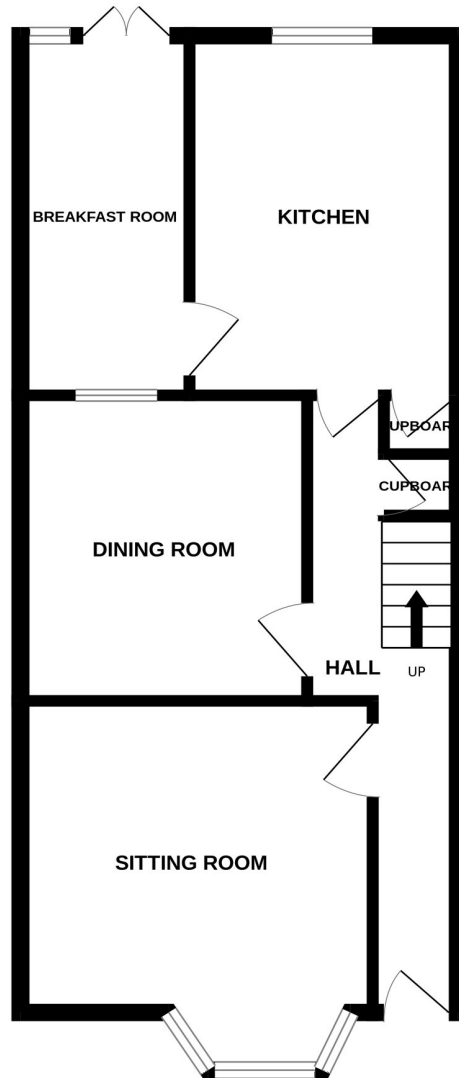
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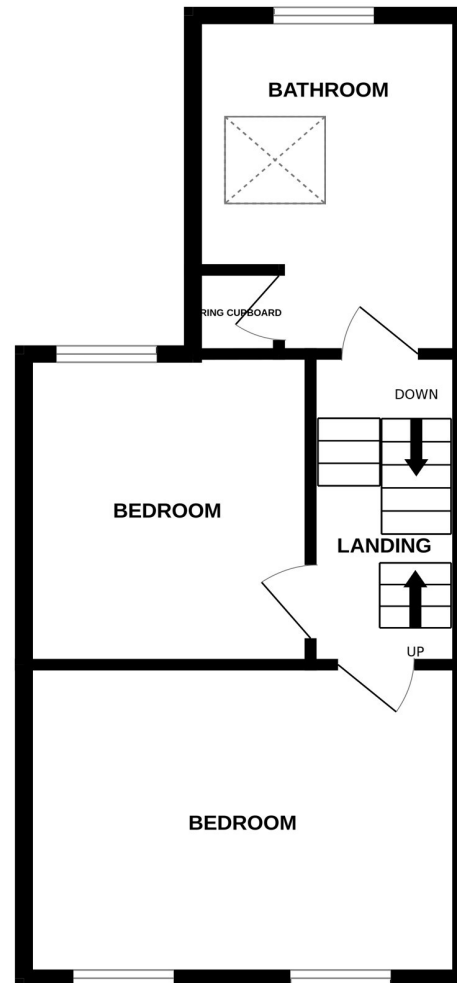
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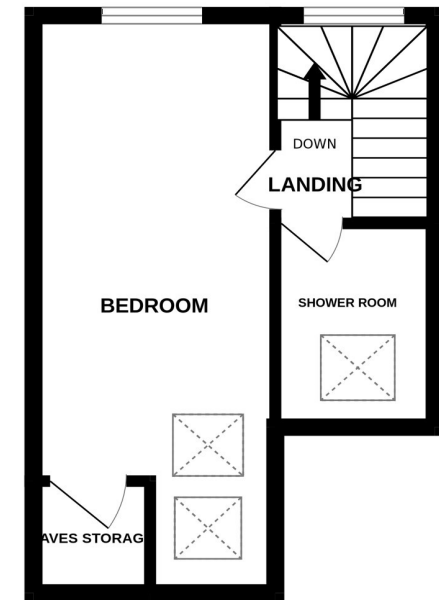
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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