



30 Victoria Drive, Eastbourne, BN20 8JX

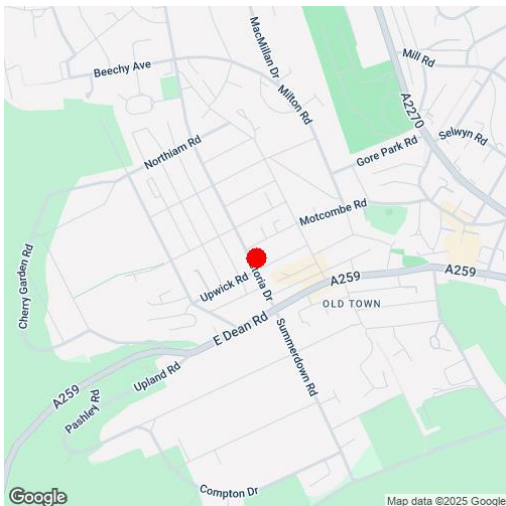
Price £495,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A deceptively spacious four bedroom two reception room period terrace house, in the much sought after Old Town area of Eastbourne. This delightful property boasts many original features and enjoys spacious accommodation comprising entrance porch, entrance hall, sitting room with bay window, dining room, kitchen/breakfast room with comprehensive range of work surface with matching wall and base units, utility room, ground floor shower room with suite comprising walk in shower cubicle, wash hand basin and low level wc, large first floor landing, four excellent size bedrooms and modern bathroom/wc with panelled bath, wash hand basin and low level wc. The property has the benefit of a pleasant good size secluded rear garden and there is an area of garden to the front. Additional benefits include double glazing. The property is conveniently located close to local shops, bus routes and a choice of highly rated schools. Gildredge park and a Waitrose store are within walking distance. Eastbourne town centre, seafront and train station are approximately 1 mile away.





At a Glance:

- Spacious four bedroom period house
- Popular Old Town location
- Sitting room with bay window
- Dining Room
- Kitchen/breakfast room
- Ground floor shower room/wc
- Modern bathroom/wc
- Pleasant gardens
- Close to shops, bus routes and schools
- Double glazed and gas central heating

Accommodation:

ENTRANCE HALL

SITTING ROOM

15'8" (4.78m) x 14'2" (4.32m) Max

DINING ROOM

14'2" (4.32m) Max x 12'7" (3.84m)

KITCHEN

11'9" (3.58m) Max x 11'6" (3.51m)

UTILITY ROOM

SHOWER ROOM/WC

FIRST FLOOR LANDING

BEDROOM 1

16'1" (4.9m) x 10'8" (3.25m)

BEDROOM 2

12'7" (3.84m) x 9'9" (2.97m)

BEDROOM 3

11'9" (3.58m) x 11'8" (3.56m)

BEDROOM 4

9'6" (2.9m) x 6'9" (2.06m)

BATHROOM/WC

OUTSIDE:

FRONT & REAR GARDENS

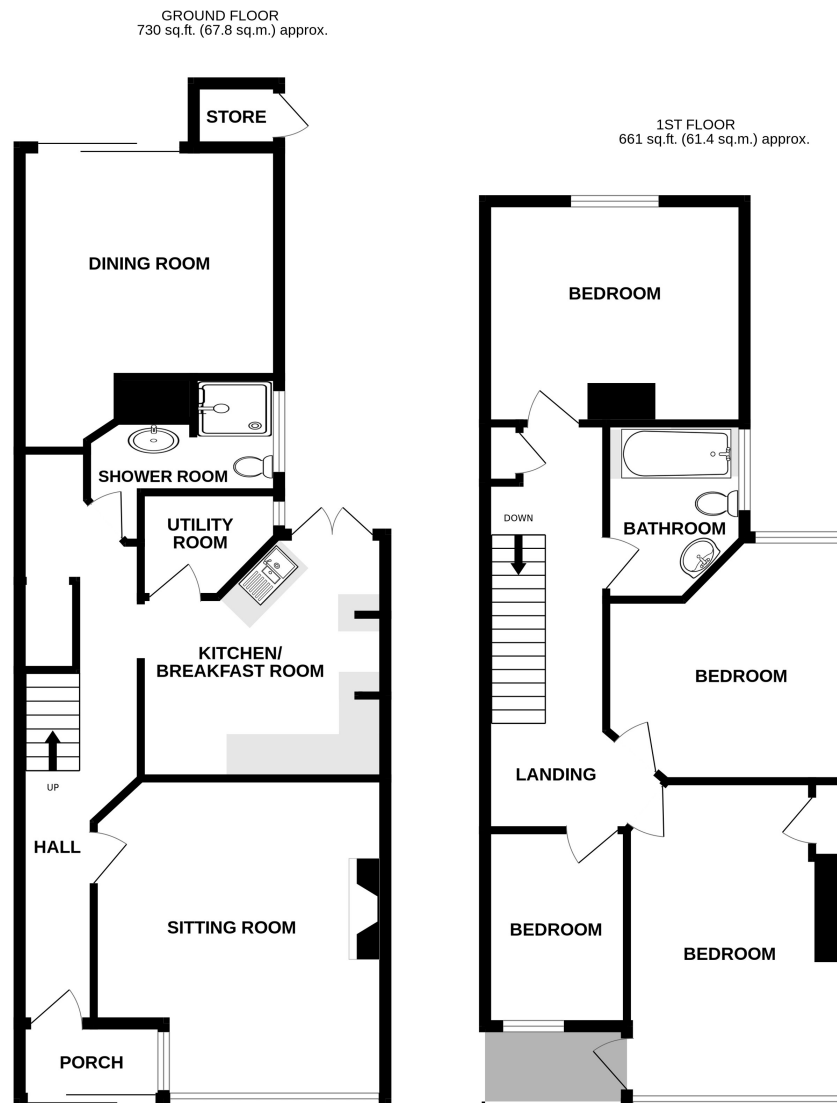
COUNCIL TAX:

Band "D"

EPC:

"D"





TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.
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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