



BROOK GAMBLE



159 Victoria Drive, Eastbourne, BN20 8QG

£489,950

Brook Gamble are delighted to offer to the market this extremely well presented extended 3 bedroom semi-detached house in the much sought after Old Town area of Eastbourne. Having been the subject of much improvement by the present owners, the large ground floor accommodation comprises the Lounge, Family Room, Kitchen/Breakfast Room, a Utility Room, Study and a Cloakroom, whilst 3 good sized bedrooms are complimented by the large Bathroom. The good sized driveway offers off street parking for 2 vehicles, and there is an attached brick-built store to the side of the house. Being ideally located for popular local schools for all ages, Sainsburys, Co-Op and Albert Parade with its parade of shops is across the road. Viewing is considered essential to fully appreciate this lovely home. Sole Agents.

Entrance Lobby 9' x 4' (2.74m x 1.22m)

Glazed front door opening into Entrance Lobby; wood flooring and doorway to in the Reception Hall.

Reception Hall 9'2 x 8' (2.79m x 2.44m)

Measurements include depth of staircase. Under stairs storage cupboard, wood flooring.

Lounge 13'3 x 14'10 into bay (4.04m x 4.52m into bay)

Wood burning stove with tiled hearth, UPVC double glazed bay window with fitted shutter blinds, inset ceiling spotlights, radiator.

Family Room 14'6 x 13'2 (4.42m x 4.01m)

Radiator, built-in storage shelving, inset ceiling spotlights, open plan to Kitchen/Dining Room.

Kitchen / Dining Room 21'6 x 12' max reducing to 8'8 (6.55m x 3.66m max reducing to 2.64m)

Single drainer one and a half bowl enamel sink unit with mixer taps and cupboards below. Further range of drawers and base units with wooden working surfaces over incorporating four ring induction hob with cooker hood above an electric oven below. Integrated dishwasher, space for fridge freezer, wall units, part tiling to walls, wood flooring three velux windows, uPVC double glazed window to rear, radiator, UPVC double glazed sliding patio doors to Rear Garden.

Utility Room 8'3 x 5'4 (2.51m x 1.63m)

Sink unit with mixer taps, wooden worksurface, space and plumbing for washing machine, space for tumble dryer, further storage cupboards, part tiling to walls, radiator, uPVC double glazed door to side, inset ceiling spotlights.

Study 8'10 x 7'11 (2.44m'3.05m x 2.13m'3.35m)

Engineered wood flooring, radiator, inset ceiling spotlights, understairs cupboard housing wall mounted gas boiler, UPVC double glazed window to side.

Cloakroom

Low flush WC, pedestal wash basin, tiled floor, tiled walls, frosted uPVC double glazed window to front.

Store Room 14'10 x 7'4 (4.52m x 2.24m)

Light and power, double doors to Front Garden, glazed wooden door and window to Rear Garden.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; hatch to loft space, radiator, frosted UPVC double glazed window to side.

Bedroom 1 14'7 x 12'2 (4.45m x 3.71m)

Excluding the depth of the twin built-in triple wardrobe cupboards with clothes rail and shelving, further storage cupboards, radiator, UPVC double glazed window to rear, inset ceiling spotlights, views towards The South Downs.

Bedroom 2 15'3 x 13'3 (4.65m x 4.04m)

Radiator, inset ceiling spotlights, UPVC double glazed bay window to front with fitted shutter blinds.

Bedroom 3 11'1 x 9' (3.38m x 2.74m)

Radiator, further electric panel heater, inset ceiling spotlight, UPVC double glazed window to rear, with view towards The South Downs.

Bathroom 8'8 x 8'2 (2.64m x 2.49m)

Kidney shape panelled bath with mixer taps and handheld shower attachment. Glazed shower screen, wash basin into vanity unit with cupboards below, wall mounted vanity unit with light and mirror. Shaver point, heated towel rail, low flush WC, extractor fan, inset ceiling spotlights, tiled walls, UPVC double glazed oriel window to front, frosted UPVC double glazed window to side.

Outside

There are gardens to the front and rear of the property.

The Front Garden is arranged mainly as a block paved driveway with an attractive tiled stepped path leading to the front door through the mature borders.

The Rear Garden is arranged as a wrap-around paved patio with steps leading to the lawn bordered by raised flower beds, mature trees and shrubs and is enclosed by timber fencing.

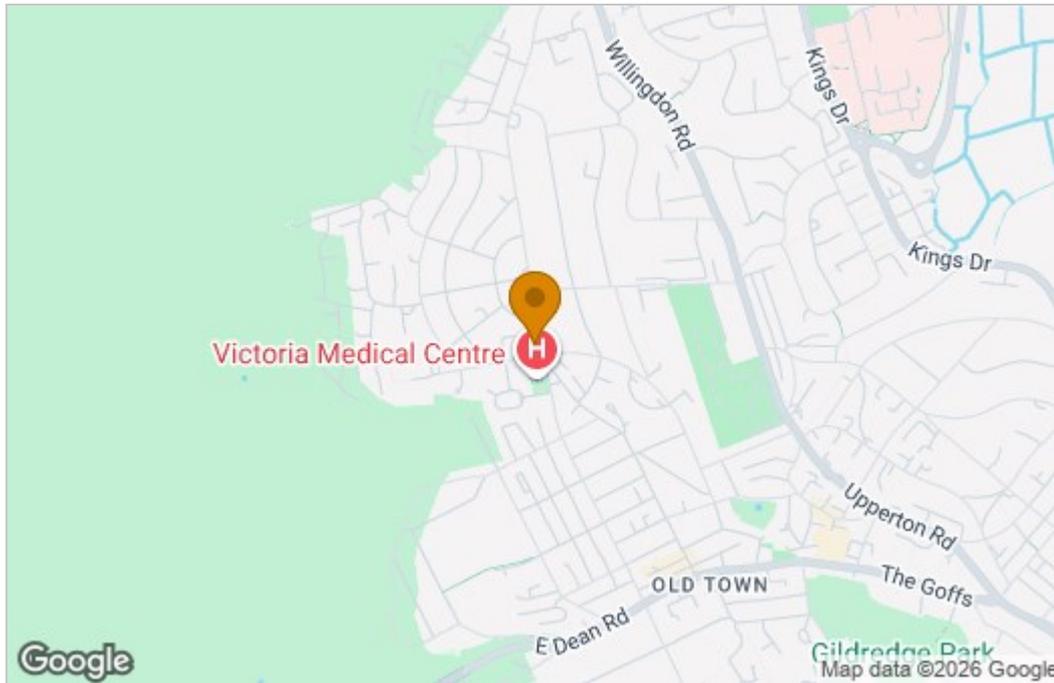
Floor Plan

Approx Gross Internal Area
153 sq m / 1645 sq ft

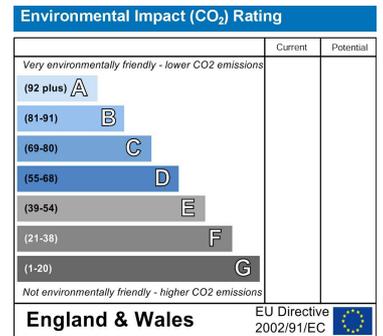
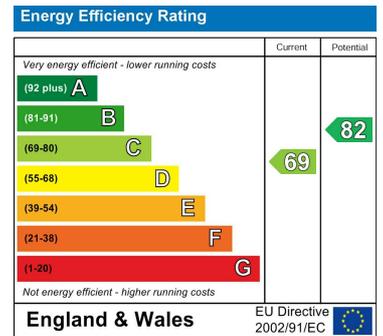


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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