



BROOK GAMBLE



**159 Victoria Drive
, Eastbourne, BN20 8QG**

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.

£489,950

159 Victoria Drive , Eastbourne, BN20 8QG



- Extended Accommodation
- Study
- Off Street Parking
- Sole Agents
- Kitchen / Breakfast Room
- Utility Room
- Sought After Old Town Location
- Family Room
- Cloakroom
- Extremely Well Presented

Entrance Lobby

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

Utility Room

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

Bedroom 3

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

Reception Hall

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

Study

8'10 x 7'11 (2.44m x 2.21m)
2.13m x 3.35m)

Bathroom

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

Lounge

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

Cloakroom

Family Room

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

Store Room

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

Kitchen / Dining Room

21'6 x 12' max reducing to 8'8
(6.55m x 3.66m max reducing to 2.64m)

First Floor Landing

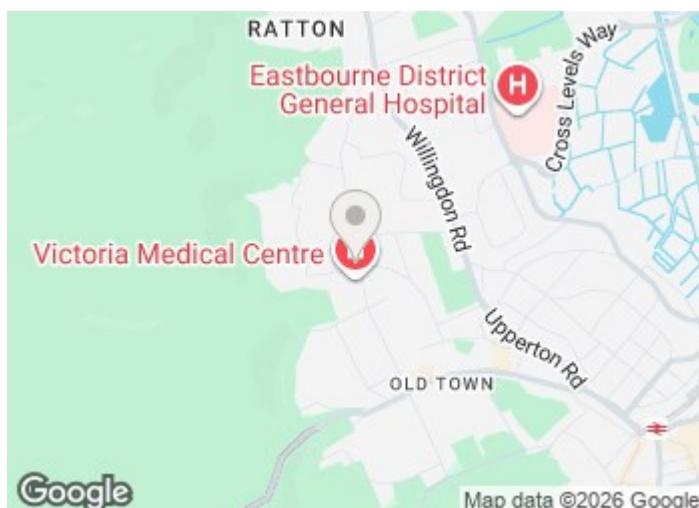
Bedroom 1

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

Bedroom 2

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

Outside



Directions



Floor Plan



Ground Floor

Approx 93 sq m / 998 sq ft

First Floor

Approx 60 sq m / 647 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		69
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	