



# BROOK GAMBLE



**160 Victoria Drive, Eastbourne, BN20 8LH**

**Offers In The Region Of £340,000**

Brook Gamble offer to the market this 3 bedroom 2 reception room semi-detached house in Old Town. In need of modernisation and refurbishment throughout, the property is located close to popular Albert Parade and Victoria Medical Centre. The ground floor comprises a Lounge, Dining Room, Kitchen and Cloakroom. The first floor offers the 3 Bedrooms, with the smallest currently arranged as a Kitchenette and Wet Room. Far reaching views can be enjoyed from the Loft Room. Considered a renovation project, the house is within a short distance of popular local schools for all ages as well as the nearby South Downs, whilst bus services run nearby offering access in and out of Eastbourne. Being sold chain free, viewing is considered essential. Sole Agents.

**Entrance Hall**

Glazed front door opening into Entrance Porch; with panelled glazed double doors opening into Entrance Hall; with double radiator exposed wooden floorboards, picture rail, window to side.

**Cloakroom**

Low flush WC, tiled floor, part tiling to walls, frosted window to front.

**Lounge 13'7 x 13 (4.14m x 3.96m)**

Exposed floorboards, double radiator, tiled fireplace with tiled hearth and wooden mantel. Single glazed bay window to front.

**Dining Room 13'10 x 10'11 (4.22m x 3.33m)**

Exposed floorboards, radiator, picture rail, fireplace with tiled hearth and surround and wooden mantel over. Glazed doors and windows to Rear Garden.

**Kitchen 10'2 x 9' (3.10m x 2.74m)**

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Wooden working surface, space for washing machine, space for fridge freezer, part tiling to walls, larder cupboard with shelving, gas boiler, single glazed window to rear, glazed door to Rear Garden.

**First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with frosted window to side, sovre cupboard (formerly cloakroom).

**Bedroom 1 14'3 into bay x 12'1 (4.34m into bay x 3.68m)**

Exposed wooden floorboards, built-in wardrobe cupboard, fireplace with tiled surround and hearth with mantel over. Picture rail, single glazed bay window to front with views towards The South Downs.

**Bedroom 2 13'9 x 12'2 (4.19m x 3.71m)**

Exposed wooden floorboards, fireplace, wardrobe cupboard, storage cupboard, picture rail, radiator, single glazed windows to rear.

**Bedroom 3 / Kitchenette 8'8 x 8 (2.64m x 2.44m)**

Currently arranged as a Kitchenette and Wet Room. Single drainer sink unit with drawers and cupboard below. Wooden worksurface, space and plumbing for washing machine, radiator, wall units, part tiling to walls, single glazed window to front with view to The South Downs. Frosted glazed door to Wet Room.

**Wetroom**

Wall mounted shower unit, handheld shower attachment, low flush WC, tiled floor, tiled walls, fan unit.

**Family Bathroom**

Clawfoot bath, pedestal wash basin, radiator,

part-tiling to walls, wall mounted shower unit with handheld shower attachment, linen cupboard with slatted shelving.

**Loft Room 14'4 x 14'1 (4.37m x 4.29m)**

Fixed wooden steps from First Floor Landing to Loft Room; Sink unit with drawer and cupboards below. Eaves storage cupboard, 3x Velux windows; views towards The South Downs.

**Outside**

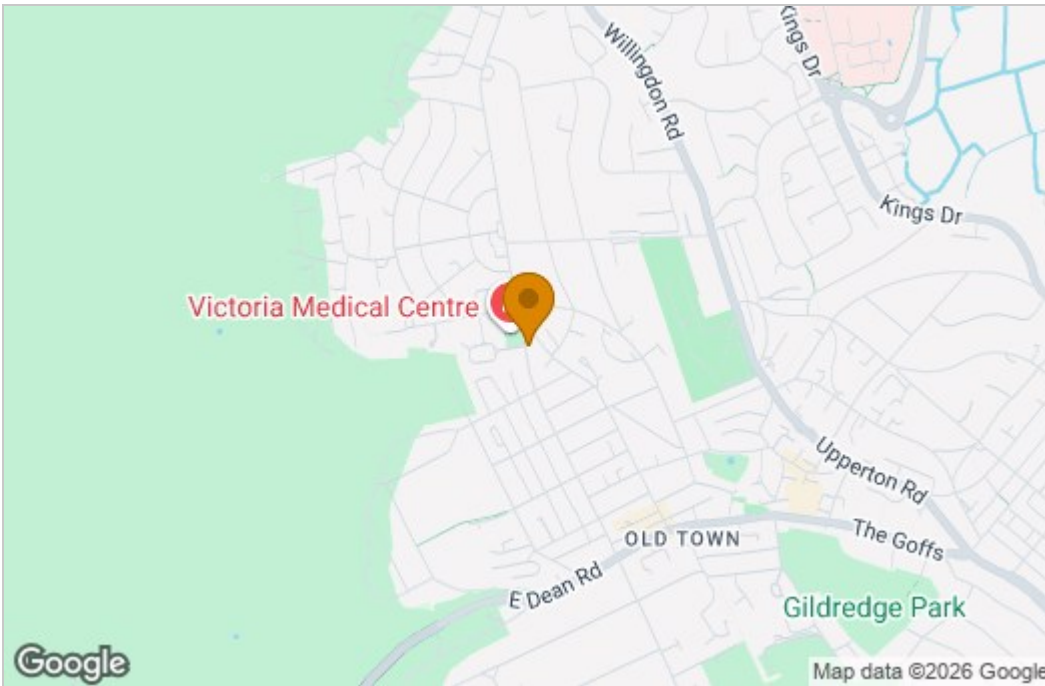
Rear Garden is mainly brick paved with low level brick wall and a Workshop measuring 12'8 x 9'3 with windows. There is a gate for side access.

# Floor Plan

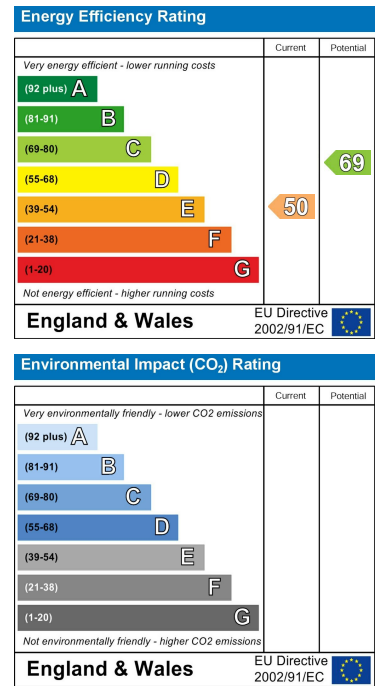


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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