



BROOK GAMBLE



99 Victoria Drive, Eastbourne, BN20 8LE

£640,000

Located in the much sought after Old Town area of Eastbourne, this impressive six-bedroom semi-detached house on Victoria Drive offers a perfect blend of modern living and traditional character. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen, which comes complete with built-in appliances, making it a delight for any culinary enthusiast. The layout is designed to maximise both functionality and style, ensuring that meal preparation is a pleasure rather than a chore. One of the standout features of this property is the large westerly facing rear garden. This outdoor space is perfect for enjoying the afternoon sun, whether you wish to host summer barbecues or simply unwind in a tranquil setting. With six well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. Off road parking is available for one vehicle, adding to the convenience of this delightful residence. The location is highly sought after, offering easy access to local amenities, schools, and the beautiful coastline that Eastbourne is renowned for.

Accommodation Comprising

Main front door
Entrance porch
Door leading into hallway

Hallway
Radiator, laminate wood flooring, under stairs storage cupboard, picture rail.

Ground floor cloakroom
Low-level WC, wash hand basin, cupboard concealing wall mounted consumer unit and electric meter, double glazed window to side aspect, tiled flooring.

Dining room
With feature fire surround, open fire and tiled hearth, picture rail, corniced ceiling, laminate wood flooring, radiators, sash cord bay window to front aspect overlooking front garden.

Modern fitted kitchen
Fitted in a range of wall and floor cupboards and base units, one and a half bowl sink with mixer tap with fitted water filter, acrylic solid complementary work surface, and matching backsplash, "Bosch" fitted dishwasher, "Neff" induction hob with extractor hood above, fitted "Neff" Oven and microwave oven, full size fitted fridge, full sized fitted freezer, laminate herringbone flooring, pull out bin drawer, recessed spotlighting, radiator, borrowed light window allowing light through to the hallway, two sash cord windows to side aspect, fitted beverage fridge, further window to side aspect.

Utility room
Single bowl sink unit and mixer tap, acrylic solid surface work top, space and plumbing for washing machine, wall mounted gas central heating boiler, recessed lighting, skylight window, double glazed door leading to side aspect.

Lounge
Corniced ceiling, feature fire surround with open fire and tiled hearth, laminate wood flooring, radiator, double glazed French doors leading onto rear garden to a South Westerly aspect.

First floor landing
Linen cupboard with radiator and cupboard above, stairs rising to 2nd floor landing.

Main bedroom
With feature fire surround, radiator, varnished exposed floorboards, bespoke fitted wardrobes either side of chimney breast, wash handbasin vanity unit, sash cord bay window to front aspect.

Bedroom two

Radiator, laminate flooring, wash hand basin, picture rail, double glazed windows to rear aspect overlooking rear garden.

Bedroom three
Laminate wood flooring, radiator, wash hand basin, sash cord windows to front aspect.

Bathroom
Comprising white suite, bath with mixer taps and shower attachment, low-level WC, wash handbasin vanity unit, heated towel ladder, walk in shower cubicle with fitted splash panels and wall mounted shower with rainfall shower head, double glazed window to side, double glazed window to rear, tiled floor flooring, underfloor heating.

Second floor landing

Bedroom four
laminate wood flooring, radiator, Velux Window x 2, double glazed window to rear overlooking rear garden and with views towards the south downs.

Bedroom five
Radiator, eaves storage cupboards, sash cord windows to front aspect.

Bedroom six
Radiator, storage cupboard, double glaze window to side aspect.

Front garden
Walled borders, with pathway to house, and laid mainly to lawn with mature plants and shrubs.

Rear garden
With walled borders, stepping onto a patio area from the lounges French doors, large level lawned area, delightful patio seating area, workshop, shed and small storage shed, garden faces a south westerly aspect.

Gated off road parking
Providing off road parking for one vehicle.

The property benefits from a working alarm system.

Council Tax Band

Band D Eastbourne Borough Council

Floor Plan

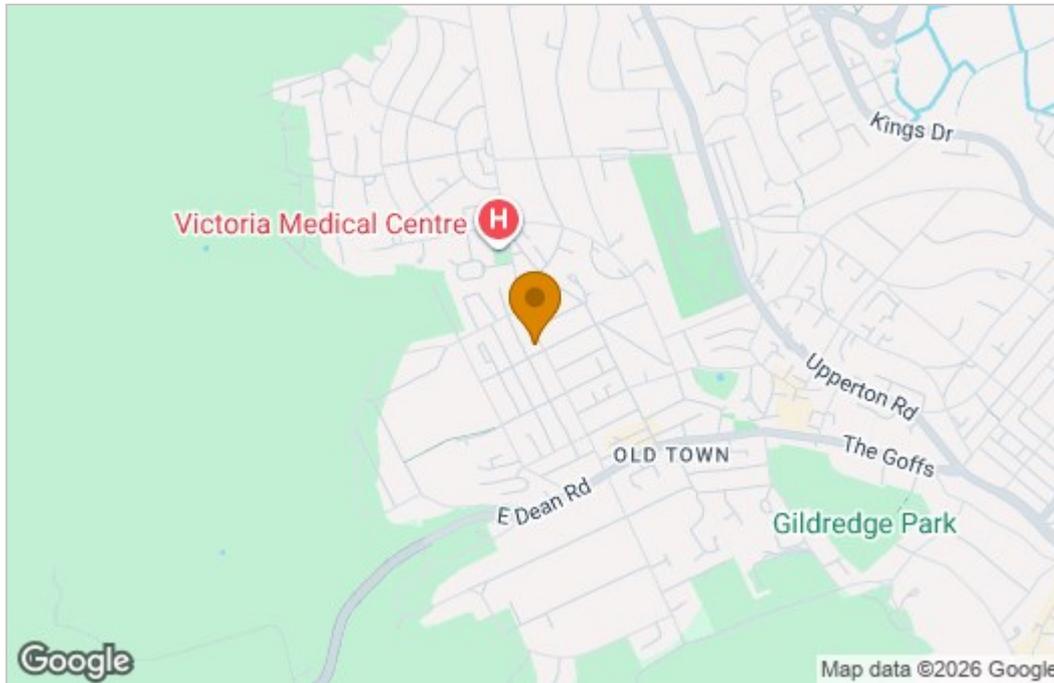
Approx Gross Internal Area
158 sq m / 1696 sq ft



Denotes head height below 1.5m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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