



# BROOK GAMBLE



**359 Victoria Drive, Eastbourne, BN20 8XR**

**Offers In Excess Of £450,000**

Located at the foot of the downs in charming Old Town of Eastbourne, this delightful three-bedroom detached house on Victoria Drive offers a perfect blend of comfort and style. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The inviting layout is enhanced by stunning views from the rear to the South Downs, facing a westerly aspect, allowing for lovely sunny afternoons in the garden and on the sun terrace. The house is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The highlight of the property is undoubtedly the modern bathroom, which has been tastefully designed to offer a luxurious experience. This residence is ideal for families or anyone seeking a peaceful retreat in a sought-after location. With its combination of modern amenities and classic charm, this home is a wonderful opportunity for those looking to settle in Eastbourne's picturesque surroundings close to excellent local schools, and the Willingdon Golf club.

## **Accommodation Comprising**

Double glazed main front door

### **Hallway**

Storage cupboard with shelving above, under stairs storage cupboard. Radiator, coving to ceiling, stairs rising to 1st floor landing.

### **Lounge**

Feature fire surround and open fire with tiled hearth, coving to ceiling, radiator, double glazed window to rear aspect with delightful views towards the South Downs to a Westerly aspect and overlooking the delightful garden.

### **Dining room**

Radiator, oak flooring, coving to ceiling, double glazed window to front aspect.

### **Kitchen**

Fitted in a range of wall and floor cupboards and base units, one and a half bowl sink unit and mixer tap, complimentary worksurface, inset four ring electric hob with extra extractor hood above and double electric oven beneath, fitted fridge freezer, space and plumbing for washing machine, space and plumbing for slimline dishwasher, radiator, cupboard concealing wall mounted gas central heating boiler, oak flooring continued from dining room, coving to ceiling, double glazed window to front aspect.

### **Conservatory**

Radiator, double glazed door leading onto Sun Terrace. Offering delightful views to a westerly aspect towards the South Downs National Park.

### **Sun terrace**

Laid to patio with safety railings enjoying elevated views across the garden lawn to a westerly aspect.

### **Rear garden**

With fence and shrub borders, laid mainly to lawn, with a large patio area, flower bed borders, shed and gate leading to the ample off-road parking and garage.

### **Garage**

With electric door.

### **Off-road parking**

For a number of vehicles with access off of Southdown Road.

### **First floor landing**

Double glazed window to side aspect, coving to ceiling, airing cupboard with space for linen and hanging rail.

### **Main bedroom**

Coving to ceiling, radiator, double glazed window without outstanding views towards the south Downs national park across Willingdon golf course.

### **Bedroom Three**

Radiator, coving to ceiling, double glaze window to front aspect.

### **Bedroom Two**

Radiator, built-in cupboard, further built in storage cupboard, coving to ceiling, double glaze window to rear aspect.

### **Bathroom**

Modern fitted bathroom suite comprising freestanding roll top bath, low-level WC, wash hand basin vanity unit, walk-in shower cubicle with wall mounted shower rainfall shower head and separate shower attachment. Tiled splashback, recessed spotlighting. Heated towel ladder. Double glazed window to front aspect. Hatch to loft.

### **Separate cloakroom**

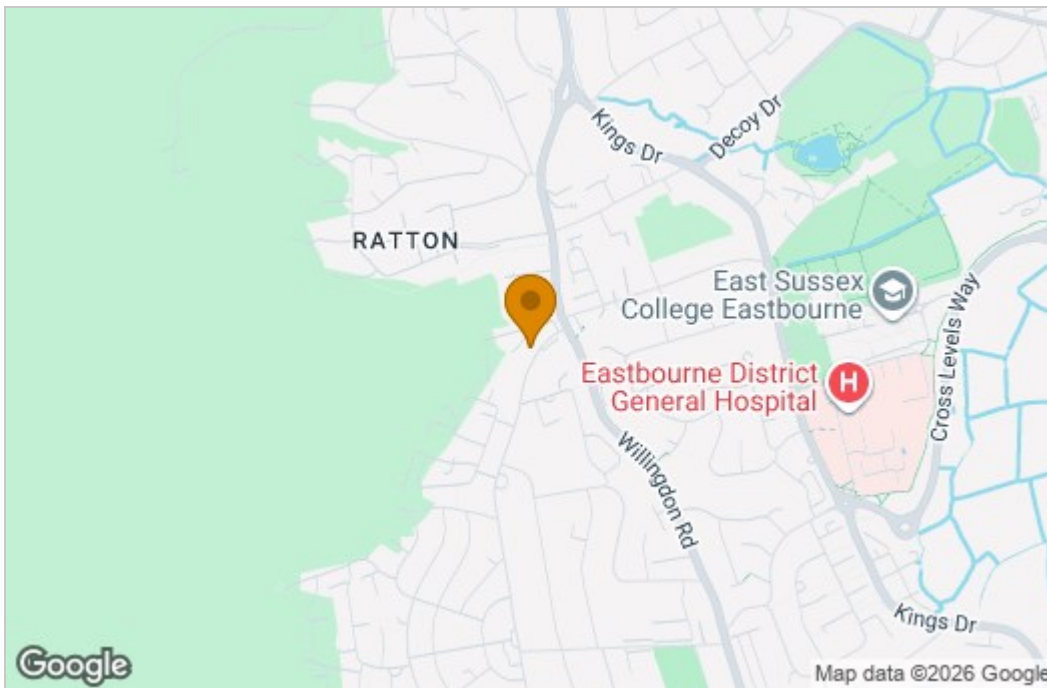
Low level WC, half tiled walls, double glazed window to front aspect. Not allowed.

### **Front garden**

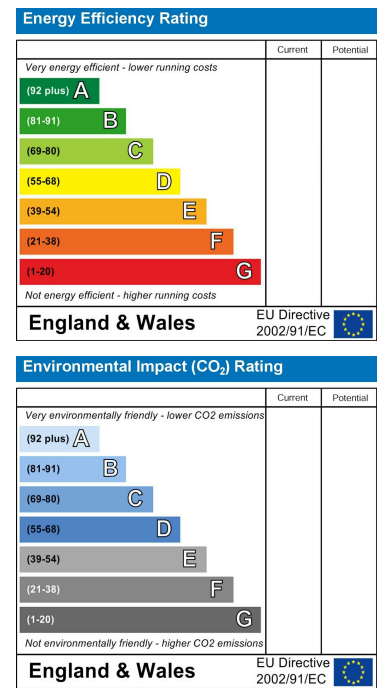
With gate and steps down from Victoria Drive, Walker borders, tiered garden with two pawned areas, and mature bushes offering privacy from the road.

# Floor Plan

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.