



OAKFIELD



Victoria Drive, Eastbourne, BN20 8JY

Price Guide £450,000





## Victoria Drive, Eastbourne, BN20 8JY

GUIDE PRICE: £450,000 - £475,000

A spacious and well-proportioned four-bedroom family home set within the highly sought-after Old Town area of Eastbourne, offering generous living accommodation, excellent storage, and a practical layout ideal for modern family life.

The main living room is bright and sizeable, flowing naturally through to the dining area and kitchen to create a sociable and functional hub of the home. Ample storage is available throughout the ground floor, ensuring a clutter-free environment and plenty of space for family essentials.

To the rear of the property is a separate reception room, providing versatile additional living space that could be used as a family room, playroom, home office, or guest area. This room benefits from its own WC and patio doors opening directly onto the private rear garden, allowing for easy indoor-outdoor living and making it ideal for summer gatherings or quiet evenings at home.

Upstairs, the accommodation continues to impress with three well-proportioned double bedrooms, a single bedroom suitable for a child's room or study, and a family bathroom. The layout offers flexibility for growing families or those needing dedicated work-from-home space.

Externally, the rear garden provides a private outdoor setting with room for relaxation, entertaining, or family activities. On-road parking is available to the front of the property.

Further benefits include gas central heating and double glazing throughout, contributing to comfort and efficiency all year round.

Situated within the popular Old Town district of Old Town, the property is ideally positioned close to well-regarded schools, local shops, amenities, and transport links, while still enjoying a peaceful residential setting.







### Living Room

14'8" x 14'2" (4.47m x 4.32m)

### Kitchen/Dining Room

19'5" x 11'10" (5.92m x 3.61m)

### Reception

15'11" x 12'8" (4.85m x 3.86m)

### WC

### Bedroom One

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

### Bedroom Two

12'5" x 11'10" (3.79m x 3.61m)

### Bedroom Three

12'8" x 10'0" (3.87m x 3.05m)

### Bedroom Four

9'11" x 5'7" (3.02m x 1.70m)

### Bathroom

7'10" x 6'4" (2.40m x 1.94m)

**Council Tax Band D - £2532 Per Annum**





Floor Plan

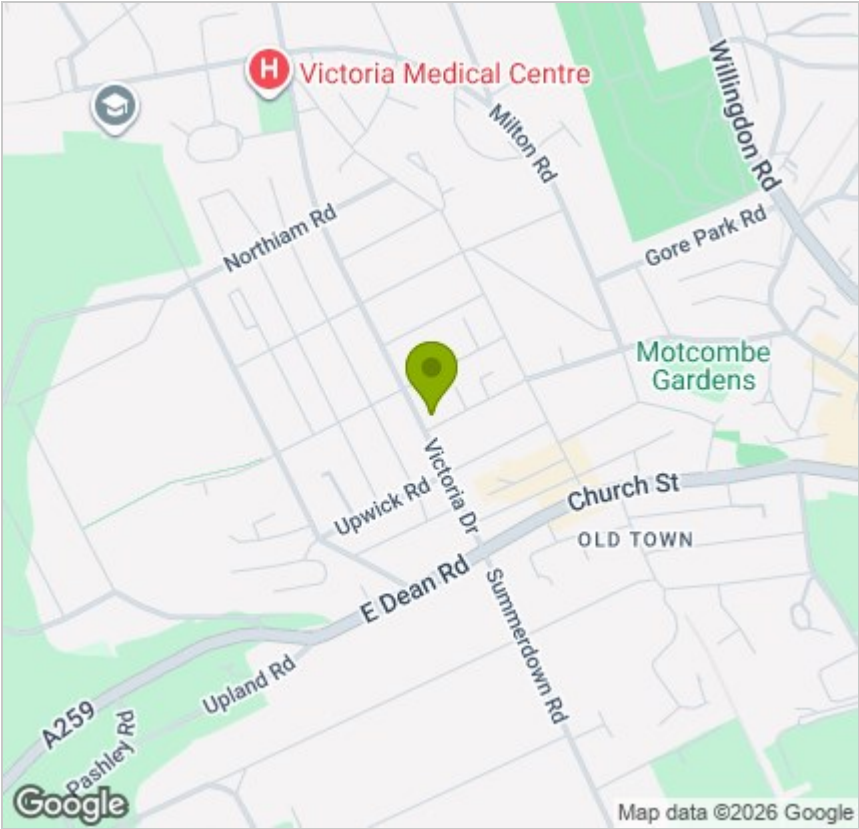


Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

