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Taylor Engley



39 Victoria Drive, Old Town, Eastbourne, East Sussex, BN20 8JU

Guide Price £599,950 Freehold

An excellent opportunity to purchase this **WELL PRESENTED FIVE BEDROOMED EDWARDIAN BAY FRONTED PERIOD HOME** in this favoured Old Town location. The property has been tastefully refurbished by the current owners whilst still retainening much of its period charm and character. The property benefits from a modern kitchen, two reception rooms, ground floor shower room/wc with upstairs family bathroom/wc. Additionally this attractive property offers south westerly lawned gardens, garage with adjacent parking and is being sold chain free.



The property is conveniently located within close proximity to local shops and amenities in nearby Green Street where Sainsbury's and Co Op stores are situated, Waitrose Superstore is close by in Church Street. Schools for all age groups are within close proximity whilst there are numerous Downland walks to be enjoyed being within easy reach.

ENTRANCE VESTIBULE * RECEPTION HALL * SITTING ROOM * FAMILY ROOM * KITCHEN/DINING ROOM * GROUND FLOOR SHOWER/WC * THREE FIRST FLOOR BEDROOMS * FAMILY BATHROOM/WC * SECOND FLOOR LANDING * TWO FURTHER DOUBLE BEDROOMS * GARDENS TO FRONT AND REAR * ON SITE GARAGE * ADJACENT CAR PARKING SPACE * VACANT POSSESSION OFFERED



The accommodation

Comprises:

ENTRANCE PORCH

Store cupboards, part glazed period internal door to:

RECEPTION HALL

With study recess under the stairs, picture rail, coved ceiling, under stairs storage cupboard, radiator.

SITTING ROOM

16'0 into bay x 14'7 (4.88m into bay x 4.45m)

With a feature fireplace surround with inset living flame gas fire (untested) television point, coved ceiling, picture rail, upvc bay windows to front with half shutters,

DINING ROOM

15'0 x 10'7 (4.57m x 3.23m)

With oak vinyl flooring, picture rail and coved ceiling.

BREAKFAST ROOM

13'0 x 8'9 (3.96m x 2.67m)

With velux window to rear, double glazed french doors providing access to rear garden, seating area television aerial point, radiator,

KITCHEN

13'3 x 7'4 (4.04m x 2.24m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer

GROUND FLOOR SHOWER ROOM/WC

Stairs from Hallway to First Floor landing

BEDROOM ONE

15'10 into bay x 13'0 (4.83m into bay x 3.96m)

Upvc bay window to front with half shuttered windows, radiator, picture rail, coved ceiling, built in range of double wardrobes

BEDROOM TWO

15'0 maximum x 12'0 (4.57m maximum x 3.66m)

Upvc windows to rear with far reaching Downland views, original style feature cast iron fireplace surround, built in double wardrobes with bridging unit, radiator, panelled ceiling

BEDROOM THREE

9'0 8'1 (2.74m x 2.46m)

With Upvc windows to front with half shuttered windows, radiator.

FAMILY BATHROOM/WC

9'0 x 7'10 (2.74m x 2.39m)

With a white suite comprising panelled bath with chrome

mixers and shower unit over, pedestal hand wash basin with chrome fittings, shower enclosure with thermostatic shower unit over, low level wc, half tiled walls in complimentary tiling, heated towel rail, obscure upvc windows to rear

Stairs from First Landing to Second Floor

BEDROOM FOUR

20'0 maximum x 12'7 (6.10m maximum x 3.84m)

Upvc windows to rear with far reaching westerly views, double radiator, hatch to insulated loft, seating area, access to roof void

BEDROOM FIVE

12'8 x 12'3 (3.86m x 3.73m)

Upvc window to front, radiator, door to storage room measuring 8'3 x 4'7.

FRONT GARDEN

Set behind a low brick railed wall interspersed with shrubs to sides and front with pathway to front door.

REAR GARDEN

Being a particular feature of the property approximately 80' in depth with patio area leading to area principally laid to lawn with flower borders to sides enclosed within brick walls with a south westerly aspect leading to parking area

ON SITE GARAGE

With gated access

ADJACENT CAR PARKING SPACE

Adjacent to the garage with gated access from the garden and secure gated access to the access road.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

COUNCIL TAX BAND:

Council Tax Band - Band 'D' Eastbourne Brough Council

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

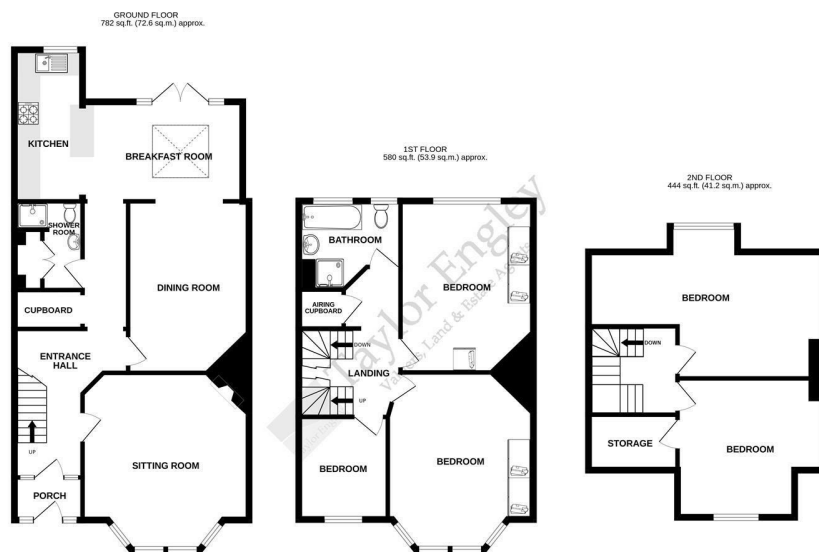
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





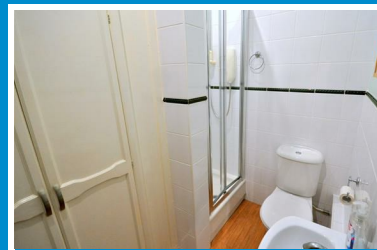




TOTAL FLOOR AREA: 1806 sq ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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