



34 Queens Road
Eastbourne, BN23 6JT

£350,000



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Phil Hall Estate Agents is delighted to bring to market this spacious end of terrace house split over three floors offering a large amount of space throughout with a spacious rear garden and off road parking. Situated in a popular residential location and within walking distance to local schools, shops and public transport.

Features include four bedrooms with an ensuite shower room to the master bedroom, family bathroom, living room with feature log burner and bay window, a modern kitchen/dining room and a spacious under house cellar providing excellent additional storage space accessed via the rear garden.

Situated in Queens Road which is just off Queens Crescent and within walking distance to Winston Crescent with its selection of shops and next door to Lidl. The main A259 is within easy reach with its excellent links for public transport and access into Eastbourne town centre with its wide selection of places to shop and Eastbourne train station with links to London and Gatwick. Eastbourne sovereign centre is in a close proximity and take full advantage of being so close to Eastbourne seafront and enjoy the walks along the coastline.

As you enter the property you approach the entrance hall with access to the ground floor accommodation and stairs leading to the first floor landing. The spacious living room is front facing with double glazed bay window and feature log burner. The spacious kitchen/dining room is perfect for the family or anyone who enjoys entertaining. It is fitted with a wide range of wall mounted and matching base units with work surface over with access to the rear garden.

Leading to the first floor landing is two bedrooms and the family bathroom and on the second floor is the master bedroom with ensuite bathroom and bedroom four.

To the front is off road parking suitable for two vehicles with side access to a fully enclosed and spacious rear garden with an area of decking adjoining the property leading to an area of lawn beyond.

Entrance Hall

Living Room

14'00 max into bay x 11'09 (4.27m max into bay x 3.58m)

Kitchen / Dining Room

17'08 max x 13'11 max (5.38m max x 4.24m max)

First Floor Landing

Bedroom Two

12'01 max x 10'05 (3.68m max x 3.18m)





Bedroom Three
11'05 x 8'11 (3.48m x 2.72m)

Family Bathroom
8'05 x 8'04 (2.57m x 2.54m)

Second Floor Landing

Bedroom One
20'01 max x 14'06 max (6.12m
max x 4.42m max)

Ensuite Shower Room
7'02 x 3'11 (2.18m x 1.19m)

Bedroom Four
7'04 x 5'11 (2.24m x 1.80m)



