



64 Lindfield Road  
Eastbourne, BN22 0AH

£475,000



## 64 Lindfield Road

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Phil Hall Estate Agents welcome to the market this spacious detached family home located in the desirable West Hampden Park area of Eastbourne.

This property features ample living room, dining room, and a modern kitchen/breakfast room, along with five bedrooms, two bathrooms, and an attached garage. The house is set on a generous plot with front and rear gardens, offering a perfect blend of comfort and potential for personalisation.

Upon entering the property, you are greeted by an inviting entrance porch leading into a spacious entrance hall, providing a warm welcome to residents and guests alike with stairs leading to the first floor accommodation.

The spacious and bright living room is perfect for relaxation, with a double aspect outlook to the front and rear with a feature fireplace with surround and door leading to the private garden. The separate dining room compliments with ground floor accommodation, ideal for formal gatherings, additional ground floor bedroom or scope to change the ground floor layout for a potential annex.

The kitchen/breakfast room is modern and functional, offering ample space for casual dining. Adjacent to the kitchen is a utility room providing extra storage and laundry facilities. Additionally, a convenient ground floor shower room enhances the home's practicality.

The first floor features a spacious landing that leads to five well-proportioned bedrooms, each offering ample natural light and comfortable living space. The family bathroom is modern and well-appointed, featuring both a bath and a separate shower cubicle, catering to all needs.

This layout provides a practical and comfortable environment for family living.

Outside benefits from a driveway providing off road parking leading to a single garage, providing ample parking and storage space. To one side is an area of lawn with side access.

The rear garden is fully enclosed, primarily laid to lawn, offering a safe and spacious area for outdoor activities.

Chain free.





**LOCATION, LOCATION, LOCATION**  
Lindfield Road is situated in the desirable West Hampden Park area of Eastbourne. This location offers a blend of tranquillity and convenience, with easy access to local amenities, schools, and parks. Residents benefit from a peaceful neighbourhood while being well-connected to public transport and major road networks, facilitating straightforward commutes to Eastbourne town centre and surrounding areas. The area is also known for its green spaces and recreational facilities, making it an ideal setting for families and outdoor enthusiasts.

Entrance Porch

Entrance Hall

Living Room  
21'7" x 11'8" (6.58 x 3.58)

Dining Room  
10'9" x 11'9" (3.28 x 3.59)

Kitchen/Breakfast Room  
11'5" x 9'7" (3.48 x 2.94)

Utility Room  
8'3" x 7'6" (2.53 x 2.29)

Ground Floor Shower Room

First Floor Landing

Bedroom One  
12'0" x 12'0" (3.68 x 3.67)

Bedroom Two  
12'0" max x 9'2" max (3.67 max x 2.80 max)

Bedroom Three  
11'8" max x 9'2" max (3.57 max x 2.80 max)

Bedroom Four  
11'8" x 9'1" (3.57 x 2.78)

Bedroom Five  
9'1" x 7'10" (2.78 x 2.39)

Family Bathroom  
9'3" x 6'5" (2.84 x 1.96)

## Floor Plan



## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

