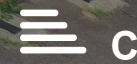




79 Hurst Road
Eastbourne, BN21 2PN

Offers in excess of £355,000

FOR SALE
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79 Hurst Road

Eastbourne, BN21 2PN

Phil Hall Estate Agents welcome to the market this older-style terraced house nestled in the heart of Eastbourne which effortlessly combines traditional charm with contemporary comfort. This three-bedroom property offers a perfect blend of character and modern amenities, making it an ideal family home.

Upon entering, you are greeted by a warm and inviting hallway that leads into the two reception rooms. The first reception room, located at the front of the house, is bright and airy with a large bay window allowing natural light to flood in. This room is ideal for use as a formal living room or a cosy family area.

The second reception room, situated towards the rear, offers additional living space that could be used as a dining room, study, or playroom. Both rooms feature classic design elements that maintain the house's original character, with feature fireplaces and surrounds.

The spacious kitchen/dining room is the heart of the home. It has been designed with both functionality and style in mind, featuring modern appliances, ample counter space, and plenty of storage. The dining area is perfect for family meals and gatherings, with large windows and a door that opens out to the private rear garden.

Upstairs, you will find three well-proportioned bedrooms. Each room offers a peaceful sanctuary, with enough space to accommodate double beds and additional furniture. The bedrooms are bathed in natural light, creating a warm and welcoming atmosphere.

The modern bathroom is a standout feature of the home. It has been tastefully renovated to include contemporary fixtures, a sleek vanity unit, and a comfortable bathtub with an overhead shower. The neutral colour palette adds a touch of sophistication and serenity.

The private rear garden is a delightful retreat, offering a perfect balance of lawn and patio areas. It's an ideal space for outdoor entertaining, gardening, or simply unwinding after a long day.

Internal viewing is highly recommended by sole agents.





LOCATION, LOCATION, LOCATION
Hurst Road is perfectly situated in one of Eastbourne's most desirable residential areas. This location offers an exceptional blend of tranquillity and convenience, making it an ideal setting for families, professionals, and retirees alike.

Eastbourne is home to a range of highly regarded educational institutions. Families will appreciate the selection of primary and secondary schools, as well as further education colleges, all within easy reach. The area's commitment to education makes it a great place to raise children.

Eastbourne Railway Station is just a short distance from Hurst Road. The station offers direct train services to London, Brighton, and other major cities, making it an excellent choice for commuters and those who enjoy exploring further afield.

Hurst Road in Eastbourne is a prime location offering an unparalleled quality of life. With its excellent amenities, strong educational institutions, convenient transport links, and a wide range of recreational opportunities, it is an ideal place to call home. Residents can enjoy the best of coastal living, complemented by the vibrant community and cultural richness of Eastbourne.



Entrance Hall

Living Room
13'06 max x 12'11 (4.11m max x 3.94m)

Dining Room
11'08 x 11'05 max (3.56m x 3.48m max)

Kitchen/Breakfast Room
14'00 x 9'05 (4.27m x 2.87m)

First Floor Landing

Bedroom One
17'01 max x 13'00 (5.21m max x 3.96m)

Bedroom Two
11'07 x 11'06 max (3.53m x 3.51m max)

Bedroom Three
10'09 max x 9'08 (3.28m max x 2.95m)

Bathroom
7'03 x 5'04 (2.21m x 1.63m)



Floor Plan



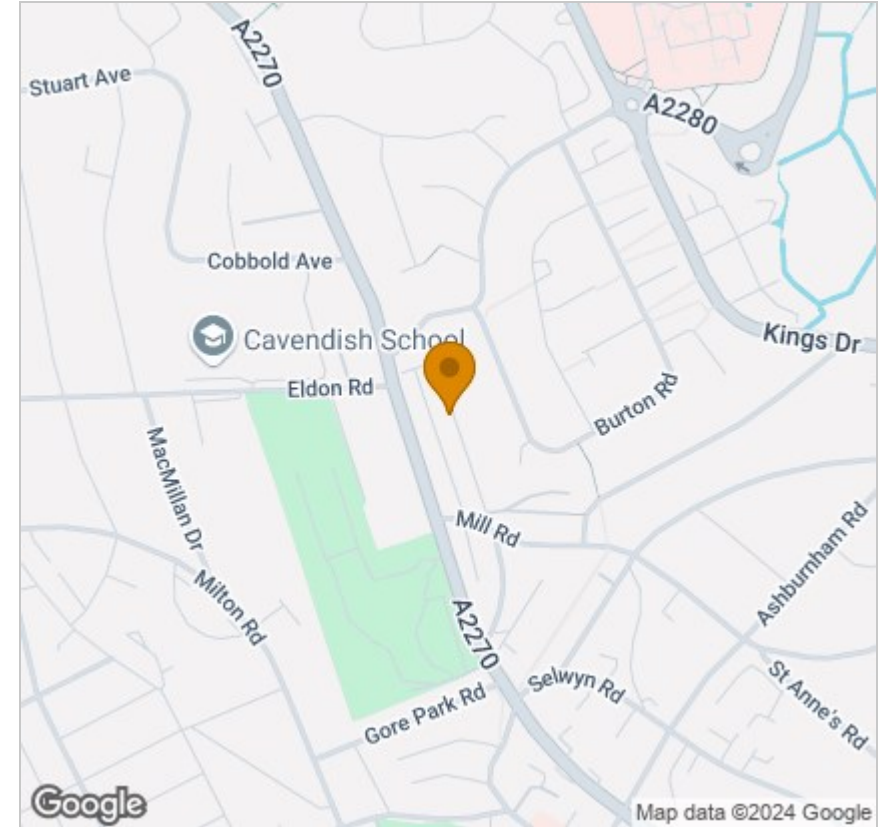
Viewing

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.

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.

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Area Map



Energy Efficiency Graph

