



30 Southampton Close  
Eastbourne, BN23 5RP

£250,000





## 30 Southampton Close

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Phil Hall Estate Agents welcome to the market this delightful and charming two-bedroom back-to-back house located in the picturesque Eastbourne Harbour. This delightful property offers a perfect blend of modern living and comfortable design, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering the property, you approach the main front porch, offering a vital space for hanging coats and removing shoes, before leading into the property.

The heart of the home is the open plan living room and kitchen area. This space is perfect for entertaining and everyday living, combining a cozy living area with a well-equipped kitchen. The kitchen features ample counter space, modern appliances, and plenty of storage, making meal preparation a joy.

Adding a unique touch to this property is the conservatory, which is currently used as a dining room. This bright and airy space allows you to enjoy meals while overlooking the garden, bringing a bit of the outdoors inside.

The property boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. Each room is designed to provide comfort and tranquillity, ensuring a peaceful night's sleep.

The modern shower room is both stylish and functional, featuring contemporary fittings and fixtures that provide a touch of luxury to your daily routine.

The property includes a private garden that is mainly laid to lawn, with beautiful shrub and tree borders adding to the overall charm. This outdoor space is perfect for relaxation, gardening, or entertaining guests during the warmer months.

This home is a delightful home that offers a comfortable and stylish living environment in a desirable location. With its modern interiors, private garden, and unique features like the conservatory, this property is a must-see. Whether you're starting out, downsizing, or looking for a cosy retreat, this house provides an excellent opportunity to enjoy life in Eastbourne Harbour.







**LOCATION, LOCATION, LOCATION**  
Situating in the picturesque Eastbourne Harbour, Southampton Close benefits from a prime coastal location that combines convenience and natural beauty. The area offers an array of local amenities, including shops, restaurants, and cafes, all within easy reach. Residents can enjoy scenic waterfront walks, picturesque views, and a variety of recreational activities. Excellent transport links ensure that commuting and travel are hassle-free, with easy access to the town centre and beyond. This sought-after location provides a perfect blend of tranquil harbour living and vibrant community life, making it an ideal place to call home.

**Entrance Porch**  
3'09 x 2'11 (1.14m x 0.89m)

**Open Plan Living Room/Kitchen**  
20'00 x 12'05 (6.10m x 3.78m)

**Conservatory/Dining Room**  
7'09 x 6'05 (2.36m x 1.96m)

**First Floor Landing**

**Bedroom One**  
10'02 max x 7'09 (3.10m max x 2.36m)

**Bedroom Two**  
10'04 x 5'10 (3.15m x 1.78m)

**Shower Room**  
6'03 x 5'10 (1.91m x 1.78m)

**Private Garden**

**Allocated Parking Space**

**Harbour Charges**  
Sovereign Harbour and Marina charges around £400 total annually. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.





## Floor Plan



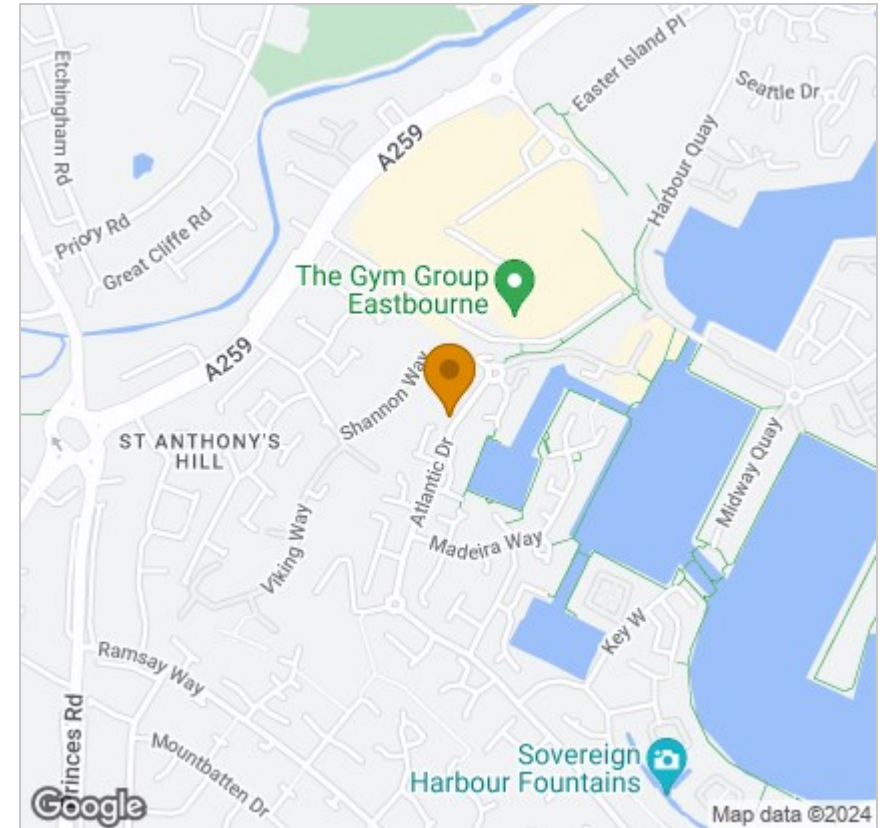
## Viewing

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

