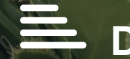




48 Seven Sisters Road
Eastbourne, BN22 0NT

Guide price £350,000



48 Seven Sisters Road

Eastbourne, BN22 0NT

Phil Hall Estate Agents welcomes to the market a true gem, situated in a sought after location this stunning three-bedroom semi-detached bungalow is maintained and beautifully presented throughout. This home offers a harmonious blend of modern convenience and timeless elegance, ideal for families, retirees, or anyone seeking a serene living environment.

The spacious, front-facing living room is filled with natural light, providing a warm and inviting atmosphere for relaxation and entertaining.

The modern kitchen is a chef's delight, featuring high-end appliances including a built-in oven, microwave, AEG induction hob with an extractor hood, fridge, freezer, and a slimline dishwasher. Double glazed sliding patio doors open to the rear garden, seamlessly blending indoor and outdoor living.

Bedroom one is rear-facing and includes fitted hanging rails, offering ample storage space while maintaining a sleek and tidy appearance.

Bedroom two is located on the side of the property and is generously sized and perfect for guests or family members.

Bedroom Three/Dining Room is front-facing and offers versatile accommodation and can easily be converted into a separate dining room, providing flexibility to suit your lifestyle needs.

The modern bathroom is a showcase of contemporary design, equipped with a bath, a separate shower cubicle, a close-coupled WC, and a wash hand basin. High-quality fixtures and fittings provide a luxurious touch, ensuring a relaxing and refreshing experience.

The front garden has an area of lawn which enhances the curb appeal, complemented by a driveway that offers off-road parking for several vehicles, leading to a single garage.

The rear garden is a serene retreat with a paved patio area adjoining the property, perfect for outdoor dining and relaxation. Beyond the patio lies a well-maintained lawn provides a green space for children to play or for gardening enthusiasts to indulge in their hobby, and a side access gate leading to the drive.





Guide Price £350,000 to £375,000

LOCATION, LOCATION, LOCATION
Situating on Seven Sisters Road, this property benefits from a prime location in Eastbourne. The area is renowned for its friendly community, excellent schools, and convenient amenities. Residents enjoy easy access to local shops, restaurants, and recreational facilities. The nearby coastline offers stunning beaches and scenic walks, while efficient transport links connect you to the broader region, making commuting and travel straightforward.

Entrance Porch

Entrance Hall

Living Room
13'11 x 10'03 (4.24m x 3.12m)

Kitchen
11'07 x 7'08 (3.53m x 2.34m)

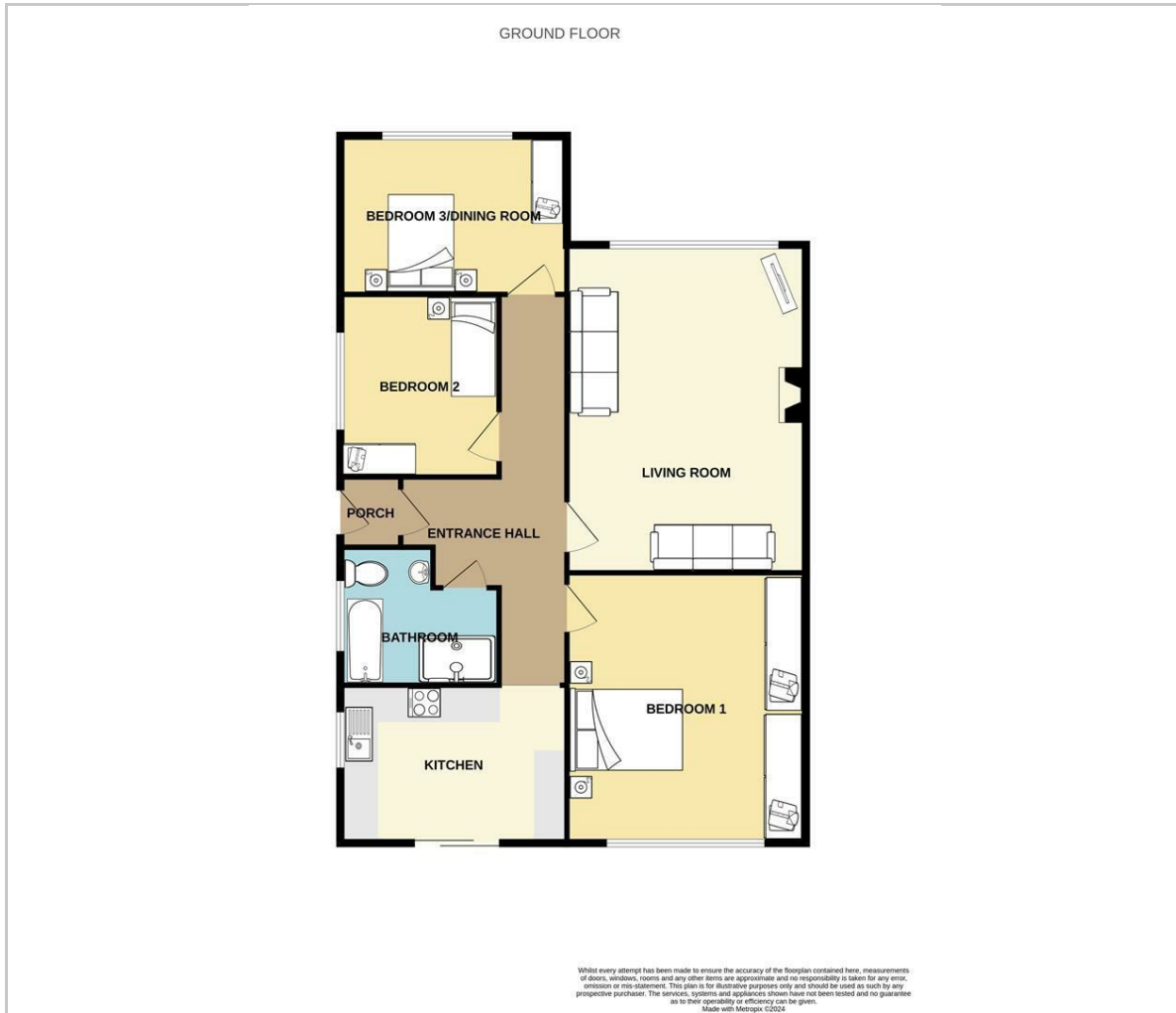
Bedroom One
12'07 x 10'03 (3.84m x 3.12m)

Bedroom Two/Dining Room
8'07 x 8'00 (2.62m x 2.44m)

Bedroom Three
11'08 x 7'09 (3.56m x 2.36m)

Bathroom
8'00 max x 8'01 max (2.44m max x 2.46m max)

Floor Plan



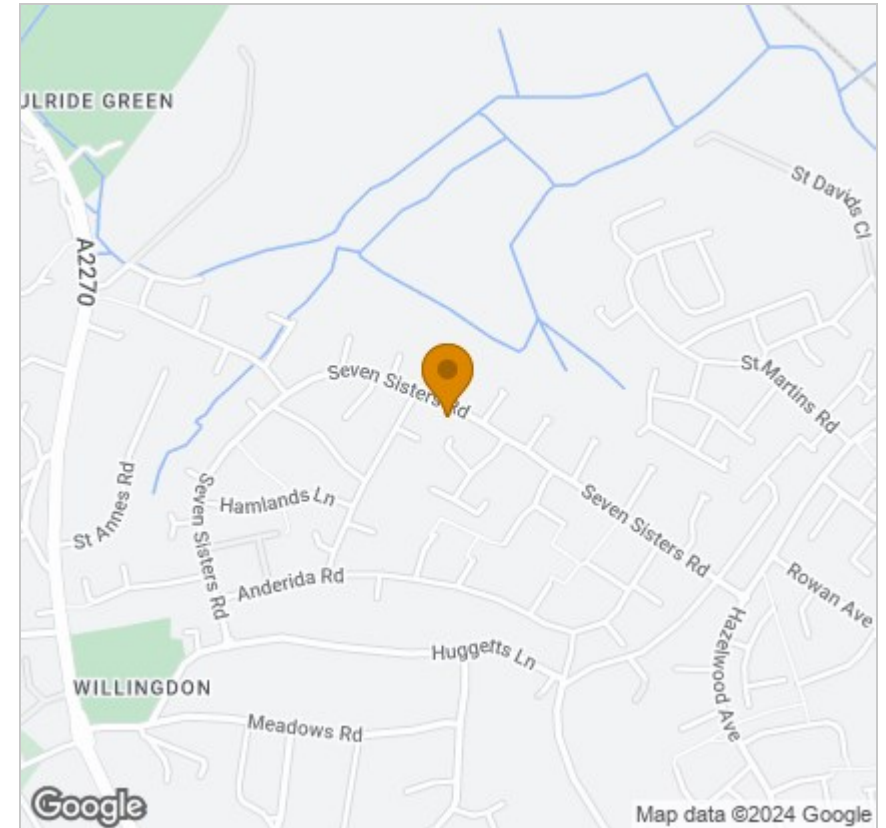
Viewing

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 firms 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

