



84 Wish Hill

Eastbourne, BN20 9HE

Guide price £450,000



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Phil Hall Estate Agents welcomes to the market Wish Hill, a charming and spacious three-bedroom semi-detached house located in the picturesque and highly sought-after area of Eastbourne. This property, spread over three well-designed floors, offers an abundance of living space, modern amenities, and a delightful outdoor area, making it an ideal home for families and professionals alike.

As you approach the property, you are greeted by the entrance hall. From here, a staircase ascends to the first-floor landing. Off the entrance hall, there is a door that opens into the first reception room.

The main reception room on the ground floor is spacious and filled with natural light, providing a comfortable area for relaxation and entertaining. With ample room for furniture and décor, this space can easily be adapted to suit your personal style.

The ground-floor landing offers access to a cloakroom and the third bedroom, ideal for guests or as a home office. A further set of stairs leads down to the lower ground floor.

Descending to the lower ground floor, you will find the heart of the home - a modern and well-appointed kitchen/dining room. This space is perfect for family meals and gatherings, with ample countertop and storage space, high-quality appliances, and room for a large dining table. The open-plan design allows for seamless interaction between cooking and dining areas.

Next to the kitchen/dining room is an additional reception room. This versatile space can serve as a family room, playroom, or even a formal dining area. It also features direct access to the rear garden, making it an excellent spot for entertaining guests or enjoying family time outdoors.

Returning to the first-floor landing, you will find two generously sized bedrooms and a modern family bathroom. Each bedroom provides ample space for comfort and storage.





Guide Price £450,000 to £475,000

LOCATION, LOCATION, LOCATION

Wish Hill is ideally situated close to local amenities, including a welcoming community pub, perfect for enjoying meals and socializing. The convenience of nearby shops, schools, and recreational facilities makes this location highly desirable.

Nature enthusiasts will appreciate the proximity to Butts Brow, offering stunning walks and breathtaking views over the South Downs and towards the coast. This area is perfect for leisurely strolls, challenging hikes, and enjoying the tranquility of the countryside.

Ground Floor

Entrance Hall

Living Room

16'2" x 11'2" (4.93 x 3.41)

Cloakroom

6'07" x 2'07" (2.01m x 0.79m)

Bedroom Three

13'6" max x 7'8" max (4.14 max x 2.34 max)

Lower Ground Floor

Kitchen/Breakfast Room

12'11" x 12'9" (3.96 x 3.89)

Reception Room

14'5" x 10'5" (4.40 x 3.20)

First Floor Landing

Bedroom One

14'4" max x 10'11" max (4.39 max x 3.34 max)

Bedroom Two

14'2" max x 8'9" max (4.34 max x 2.67 max)

Bathroom

7'10 x 6'10 (2.39m x 2.08m)

Outside

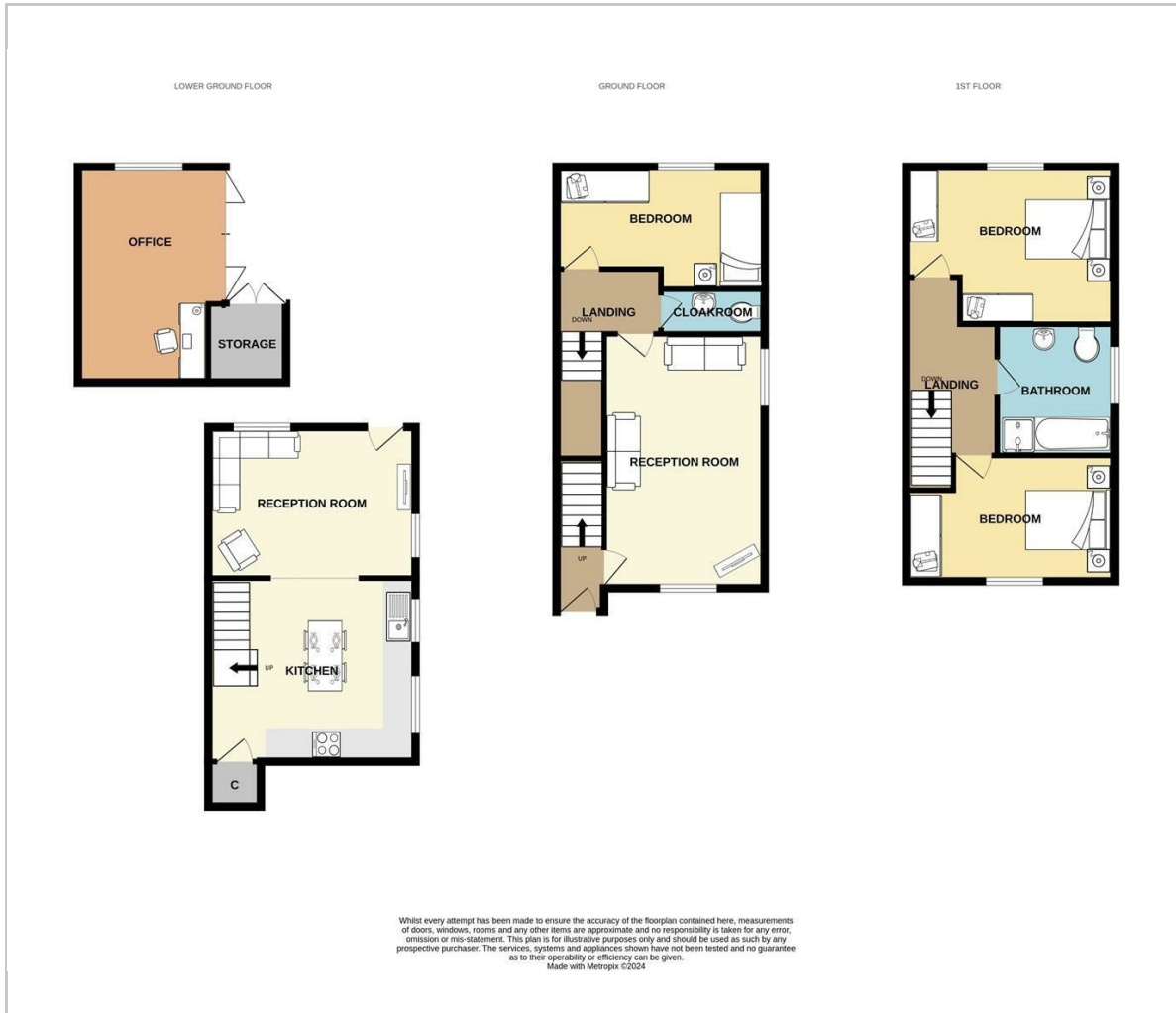
The fully enclosed rear garden is a delightful outdoor retreat. With an area of astro turf, it is low-maintenance and perfect for children to play on or for hosting summer barbecues. The garden also benefits from side access, adding convenience for outdoor activities and maintenance.

Garden Office

18'03 x 9'09 (5.56m x 2.97m)

A standout feature of this property is the garden office/gym. This versatile space is perfect for working from home, pursuing hobbies, or maintaining a fitness routine. Additionally, there is a storage shed, providing ample space for garden tools and equipment.

Floor Plan



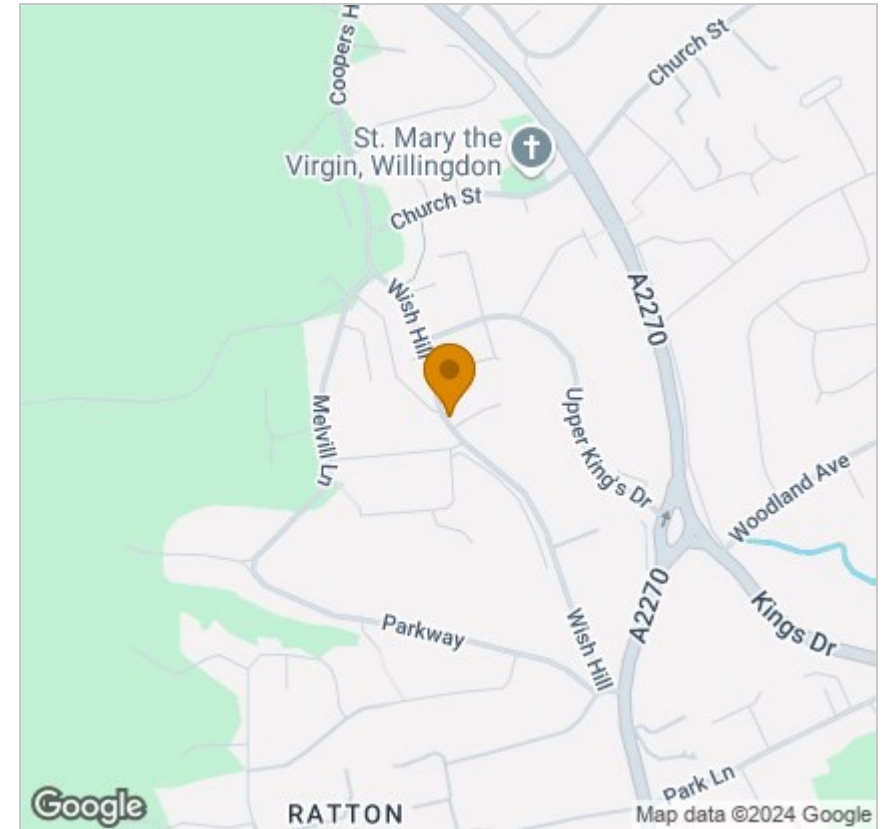
Viewing

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

