



173 Princes Road  
Eastbourne, BN23 6HP

Guide price £425,000



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Phil Hall Estate Agents welcome to the market Princes Road, – a delightful four-bedroom link detached family home that seamlessly blends spacious living areas with modern conveniences, perfect for family life. Situated in a desirable and peaceful neighbourhood, this property offers an inviting atmosphere from the moment you step through the door.

As you approach the property, you are greeted by a welcoming entrance porch that leads into the entrance hall, setting the tone for the warmth and comfort found throughout the home. From the entrance hall, you step into the generously sized living room, which features a large front-facing window that bathes the room in natural light, creating a bright and inviting atmosphere perfect for relaxation.

Adjacent to the living room is a separate dining room, an ideal space for both formal dining and casual family meals. The dining room opens seamlessly into a modern kitchen, equipped with contemporary appliances and ample storage, making it a perfect hub for entertaining and family gatherings. Off the kitchen, you will find a practical utility room, offering additional storage and space for laundry facilities, as well as a convenient downstairs cloakroom. From the utility room, you can access a side passage that leads to the front of the house and provides additional entry into the rear garden.

One of the highlights of this home is the garden room, accessed from the dining room, which overlooks the beautifully maintained rear garden. This tranquil space is ideal for enjoying peaceful moments while taking in the garden views. Also on the ground floor, off the entrance hall, is bedroom four, which can serve as a comfortable guest room or a versatile space for various needs. Adjacent to this bedroom is a study, providing an ideal environment for a home office or additional storage.

Ascending the stairs to the first-floor you will find three well-proportioned Bedrooms and a stunning bathroom with bath and shower cubicle.





Guide Price £425,000 to £450,000

**LOCATION, LOCATION, LOCATION**

Enjoy the convenience of being a short walk to Eastbourne's beautiful coastline and beaches, perfect for family outings, water sports, and relaxation. The town also offers a wealth of recreational facilities, including sports clubs, gyms, and leisure centres. For those who enjoy cultural pursuits, the Devonshire Park Theatre, Towner Art Gallery, and annual events such as the Eastbourne Airshow provide plenty of entertainment and cultural enrichment.

Princes Road is well-connected to major transport routes, making commuting and travel convenient. The property is just a short drive from the A27 and A22, providing easy access to nearby towns and cities, including Brighton and Hastings. Eastbourne railway station offers regular services to London Victoria, making it ideal for those who commute to the capital. Additionally, local bus services ensure reliable public transport within the town and surrounding areas.

Entrance Porch  
6'02 x 4'01 (1.88m x 1.24m)

Entrance Hall  
11'06 x 5'07 (3.51m x 1.70m)

Living Room  
12'05 x 11'10 (3.78m x 3.61m)

Dining Room  
11'10 x 9'10 (3.61m x 3.00m)

Garden Room  
11'05 x 9'00 (3.48m x 2.74m)

Kitchen  
12'08 x 7'07 (3.86m x 2.31m)

Utility Room  
7'10 x 7'01 (2.39m x 2.16m)

Cloakroom  
4'10 x 2'03 (1.47m x 0.69m)

Bedroom Four  
11'07 x 7'02 (3.53m x 2.18m)

Study  
7'02 x 4'11 (2.18m x 1.50m)

First Floor Landing

Bedroom One  
12'02 x 10'06 (3.71m x 3.20m)

Bedroom Two  
12'04 x 9'07 (3.76m x 2.92m)

Bedroom Three  
8'11 x 7'01 (2.72m x 2.16m)

Bathroom  
7'10 x 6'03 (2.39m x 1.91m)

**Outside**

The exterior of Princes Road is equally impressive. At the front of the property, a brick blocked driveway offers ample off-road parking for several vehicles, ensuring convenience for residents and visitors alike. The rear garden is fully enclosed, providing a secure and private outdoor space. It features a paved patio area adjoining the property, perfect for outdoor dining and relaxation, leading to an astro turf area. This then extends to a decking walkway that culminates in a decked area at the rear of the garden, accompanied by two potting sheds, ideal for gardening enthusiasts or additional storage.



## Floor Plan



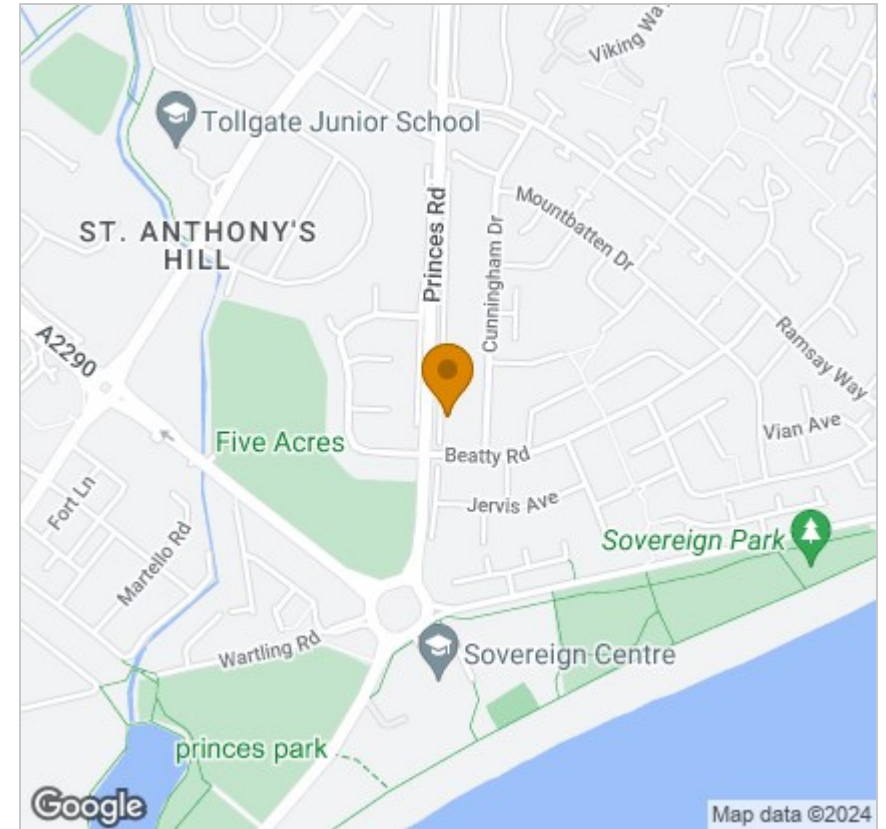
## Viewing

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

