



21 Royal Sussex Crescent  
Eastbourne, BN20 8PB

£425,000



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## 21 Royal Sussex Crescent

Eastbourne, BN20 8PB

Phil Hall Estate Agents welcomes to the market this exquisite family home, situated in the highly desirable Old Town Area of Eastbourne, which offers a blend of classic charm and modern comfort. Perfectly positioned for families and professionals alike, this property is within easy reach of excellent local schools, convenient shops, and exceptional public transport links, making it an ideal location for a vibrant, yet peaceful lifestyle.

Upon entering the property, you are welcomed by a bright entrance hall, leading to all ground floor rooms and stairs to the first floor. To the right, there is a flexible room that can serve as a fourth bedroom or a cosy separate living space. The hallway also grants access to a spacious living room, complete with a stunning feature open fireplace. The living room flows seamlessly into the expansive rear ground floor extension, which functions as a dining room. Flooded with natural light from two sets of double-glazed patio doors and three Velux windows, it offers a perfect setting for family gatherings and entertaining.

The modern kitchen is conveniently located just off the dining room and features sleek cabinetry with ample storage. The kitchen is fitted with a range of high-quality appliances, including an integrated dishwasher and a coveted Aga oven, which could be replaced to a range cooker, depending on your preference, and making it a dream space for any cooking enthusiast. The clean, modern design of the kitchen is both functional and stylish, with sufficient counter space to make meal preparation a breeze.

The first floor presents three well-proportioned bedrooms and a modern family bathroom. Bedroom one and bedroom two both have fitted wardrobes, while the third bedroom cleverly incorporates a laundry cupboard, housing both the washing machine and tumble dryer.

The stylish bathroom is fitted in a three-piece suite, including a panel-enclosed bath, close-coupled WC, wash hand basin, underfloor heating and towel heater.







**LOCATION, LOCATION, LOCATION**

Situated in the highly desirable Royal Sussex Crescent, this home enjoys the best of both worlds—a peaceful, family-friendly neighbourhood, yet conveniently close to all local amenities. Excellent schools are within walking distance, making the morning school run a breeze. Local shops provide everything you need for day-to-day living, and superb bus links mean that travel into the heart of Eastbourne and beyond is both quick and easy.

**Entrance Hall**

**Living Area**  
14'09 x 11'06 max (4.50m x 3.51m max)

**Dining Area**  
20'00 x 9'07 (6.10m x 2.92m)

**Kitchen**  
13'00 x 9'09 (3.96m x 2.97m)

**Bedroom Four**  
11'01 x 10'11 max (3.38m x 3.33m max)

**First Floor Landing**

**Bedroom One**  
14'02 x 10'09 (4.32m x 3.28m)

**Bedroom Two**  
11'06 x 11'05 max (3.51m x 3.48m max)

**Laundry Room**  
5'10 x 3'00 (1.78m x 0.91m)

**Bedroom Three**  
7'11 x 6'08 (2.41m x 2.03m)

**Bathroom**  
6'11 x 6'07 (2.11m x 2.01m)

**Outside**

Upon arrival, the property immediately impresses with its well-maintained frontage, featuring a driveway for two vehicles, providing off-road parking, and a charming veranda, ideal for enjoying morning coffee or a quiet moment of relaxation.

One of the standout features of this property is its expansive, sunny and beautifully designed rear garden. The outdoor space is thoughtfully divided into distinct areas, providing a mix of functionality and charm.

Stepping out from the dining room through the patio doors, you'll find an area of decking that serves as an outdoor seating area, partially covered to offer shelter from the elements, making it usable all year round. This space is ideal for outdoor dining, barbecues, or simply relaxing with family and friends.

Beyond the decking, the garden opens up into two additional seating areas, each surrounded by a selection of beautiful flower and shrub borders. This part of the garden is perfect for enjoying a sunny retreat to read or relax. Beautiful flower beds and well-kept greenery enhance the sense of tranquility and connection with nature.

The garden's third section is accessible through a charming archway, leading to an enchanting floral display area. This part of the garden is perfect for those who enjoy gardening, providing a peaceful spot to cultivate and admire flowers and plants. Additionally, a further decked area houses a wooden shed, ideal for garden tools or outdoor storage. The rear garden backs onto allotments, ensuring a large amount of peace and privacy, with a host of wildlife for nature enthusiasts.

## Floor Plan



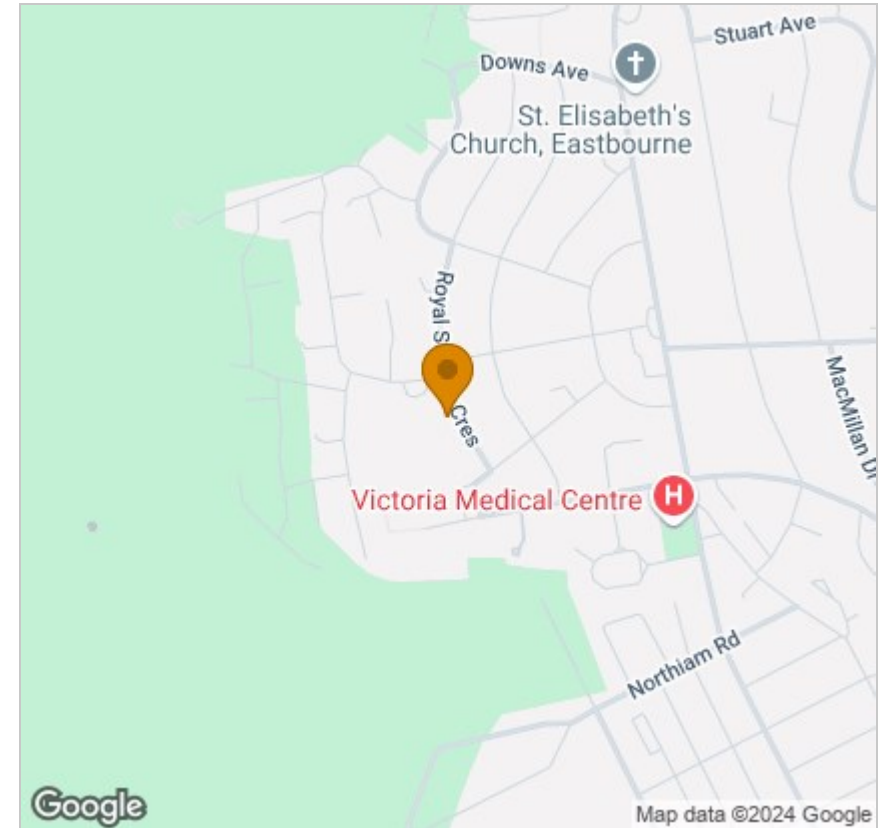
## Viewing

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

