



3 Withyham Close
Eastbourne, BN22 9ET

£270,000



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Phil Hall Estate Agents welcomes to the market this family home, nestled within a peaceful cul-de-sac in the desirable area of Eastbourne, this three-bedroom terraced home in Withyham Close presents a wonderful opportunity for buyers looking to craft their dream home. Offering spacious interiors, a private garden, and the added convenience of a garage, this property is ideal for families, first-time buyers, or those looking to invest in a renovation project. With its generous layout and potential for modernisation, this home is perfect for anyone looking to combine comfort and personal touches in an appealing residential setting.

As you enter the home, you are welcomed by an entrance hall that includes a ground floor cloakroom, stairs leading to the first floor landing and access to the living room.

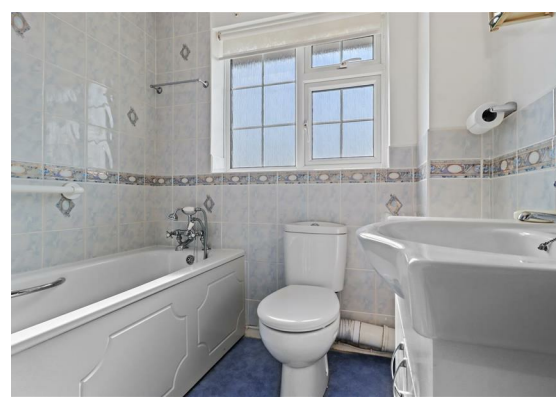
The living room is a generously proportioned space, ideal for both relaxation and entertaining. A large double-glazed window allows ample natural light to flow in, creating a bright and airy ambiance.

Flowing seamlessly from the living room is the dining room, which enjoys pleasant views over the rear garden. The dining room is further enhanced by its easy access to the kitchen, making meal preparation and serving both convenient and efficient.

The kitchen is fitted with a range of wall-mounted and base units, offering ample storage and workspace. There is room for freestanding appliances, providing flexibility to install your preferred kitchen setup. The kitchen also has direct access to the rear garden through a double-glazed door, making it ideal for summer BBQs or outdoor dining. With some updates and modernisation, this space has the potential to become the heart of the home.

The first-floor landing gives access to three bedrooms and the family bathroom. Bedrooms one and two benefit from built-in wardrobes, while the family bathroom features a three-piece suite, including a panel-enclosed bath with shower, a close-coupled WC, and a wash hand basin.





LOCATION, LOCATION, LOCATION

Located in a quiet and tucked-away position, the property enjoys the best of both worlds: a peaceful setting, while still being within easy reach of local amenities and transport links. Eastbourne is known for its coastal charm, excellent schools, and vibrant community. The town centre offers a wide range of shopping, dining, and leisure options, while nearby parks and the seafront provide ample opportunities for outdoor activities. Other features to the location is within easy reach of excellent local schools and a short walk to Hampden Park Train Station.

With easy access to the surrounding countryside, including the nearby South Downs National Park, Withyham Close offers a superb location for those who enjoy a blend of town and nature. The property is also conveniently located for commuters, with good road links and public transport options nearby.

Entrance Hall

Ground Floor Cloakroom
5'11 x 2'07 (1.80m x 0.79m)

Living Room
16'10 x 12'07 max (5.13m x 3.84m max)

Dining Room
9'10 x 8'05 (3.00m x 2.57m)

Kitchen
9'10 x 7'00 (3.00m x 2.13m)

First Floor Landing

Bedroom One
12'11 x 9'08 (3.94m x 2.95m)

Bedroom Two
11'05 x 8'10 (3.48m x 2.69m)

Bedroom Three
10'00 x 5'10 (3.05m x 1.78m)

Bathroom
6'08 x 6'07 (2.03m x 2.01m)

Outside

One of the key features of this property is its private rear garden, which is fully enclosed, providing a safe and peaceful outdoor space for families or those with pets. The garden begins with a paved patio area, which is perfect for outdoor seating or dining. Beyond this, an area of lawn provides room for children to play, gardening enthusiasts to tend to plants, or simply a quiet retreat to enjoy the outdoors. At the end of the garden, there is a practical garden shed for additional storage, as well as a rear access gate.

To the front of the property, you'll find a well-maintained lawn area and a path that leads directly to the front door. The external space complements the home's quiet, off-the-road location, ensuring privacy and minimal disturbance from passing traffic.

This property also benefits from the added eco-friendly feature of solar panels, helping to reduce energy costs and improve overall energy efficiency. With the potential for future savings, the solar panels are a valuable addition to the home's appeal, especially for environmentally-conscious buyers looking to modernise the property.

Garage

Additionally, the property benefits from a garage situated in a nearby block. This feature is particularly valuable in this area, providing secure parking or extra storage space, which is a real bonus for those needing additional room for vehicles, bicycles, or tools.



Floor Plan



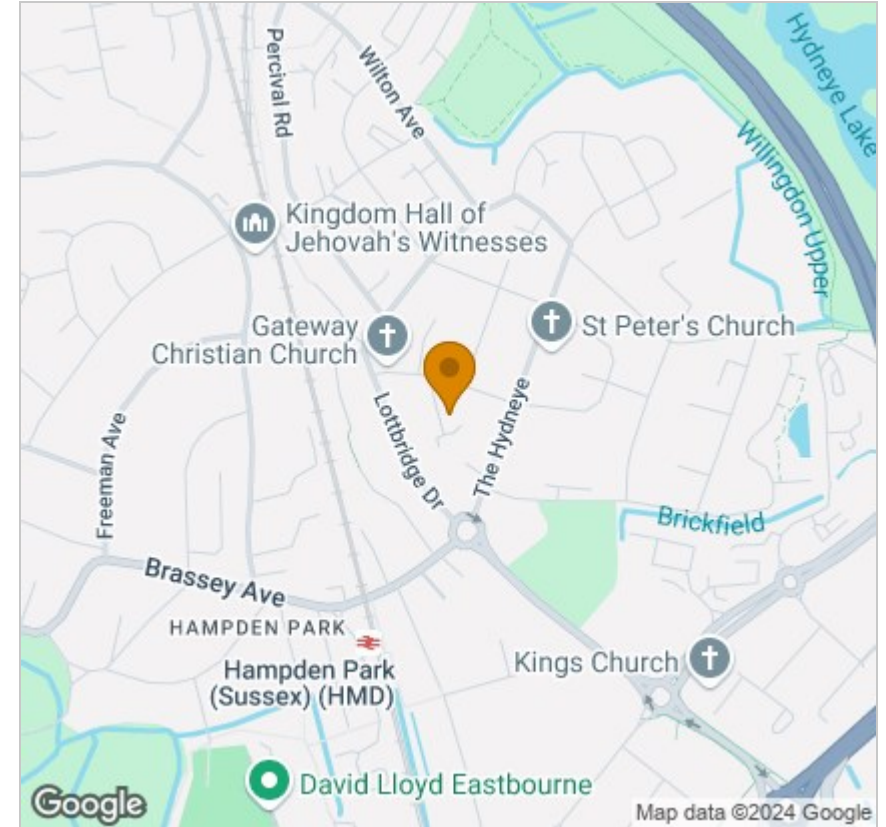
Viewing

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

