



1 Downs Avenue
Eastbourne, BN20 8TL

£400,000



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Phil Hall Estate Agents has been instructed to market this delightful three-bedroom detached house located on Downs Avenue, set in the heart of Eastbourne's highly desirable Old Town. This property offers an excellent opportunity for families seeking a well-rounded home within a vibrant and historic community. With its proximity to outstanding schools, local shops, and a wealth of amenities, this home strikes the perfect balance between convenience and comfort.

As you step inside, you are welcomed by a bright and inviting entrance hall, with access to the ground floor accommodation and stairs ascending to the first floor. The front-facing living room boasts a bay window that fills the room with natural light and features a cosy fireplace, creating an ideal space for relaxation.

Moving through the hall, the kitchen is designed to cater to modern family living. Equipped with wall-mounted and base units, and a breakfast area housing the electric hob, it offers ample storage and countertop space. The kitchen is thoughtfully positioned as the heart of the home, seamlessly connecting to the dining area. An understairs cupboard, conveniently located in the kitchen, houses the washing machine and tumble dryer, keeping the space clutter-free. A side door provides additional access to the driveway, enhancing practicality.

The kitchen opens into the dining area, a versatile space ideal for family meals or entertaining. The open-plan layout flows into the family room, which is flooded with natural light from its large windows and provides direct access to the south-facing rear garden. This family room is perfect for enjoying the outdoors all year round, offering a tranquil setting for relaxation or entertaining.

Upstairs, the property comprises three well-proportioned bedrooms. Bedrooms one and three enjoy a front-facing aspect, while the family bathroom is fitted in a three piece suite comprising of a panelled enclosed bath, close coupled wc and wash hand basin.





LOCATION, LOCATION, LOCATION

Situated in Eastbourne's Old Town, the property enjoys the charm of a historic area paired with the convenience of modern living. The neighborhood is renowned for its friendly community, top-rated schools, and excellent transport links.

Schools: Within easy reach of highly regarded primary and secondary schools, including Gildredge House and Motcombe Infants.

Amenities: A short distance to local shops, cafes, and restaurants. The nearby Waitrose supermarket and other retail options ensure all essentials are within easy reach.

Transport: Eastbourne town centre and train station are just a short drive away, providing excellent connections to London, Brighton, and beyond.

Entrance Hall

Living Room

14'01 into bay x 10'10 max (4.29m into bay x 3.30m max)

Kitchen/Dining Room

16'10 max x 11'07 max (5.13m max x 3.53m max)

Family Room

10'03 x 8'11 (3.12m x 2.72m)

First Floor Landing

Bedroom One

14'00 into bay x 9'09 (4.27m into bay x 2.97m)

Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

Bedroom Three

8'10 x 6'10 (2.69m x 2.08m)

Bathroom

6'04 x 5'05 (1.93m x 1.65m)

Front Garden and Driveway

The front garden is attractively presented and features a driveway that accommodates multiple vehicles, extending alongside the property to the rear. This provides convenient off-road parking and further development potential, subject to planning permission.

Rear Garden

The south-facing rear garden is a standout feature of the property, offering privacy and an abundance of outdoor space. A paved patio area directly adjoins the house, ideal for al fresco dining or summer barbecues. Beyond the patio lies a well-maintained lawn, bordered by mature shrubs and fencing.

To one side of the garden, a summer house offers a variety of potential uses. Whether as a home office, art studio, playroom, or simply a quiet retreat, this versatile space enhances the appeal of the property.

The garden also benefits from ample room for extensions to the rear or side of the property, subject to the necessary planning permissions, making this an excellent investment for those looking to grow into their home.



Floor Plan



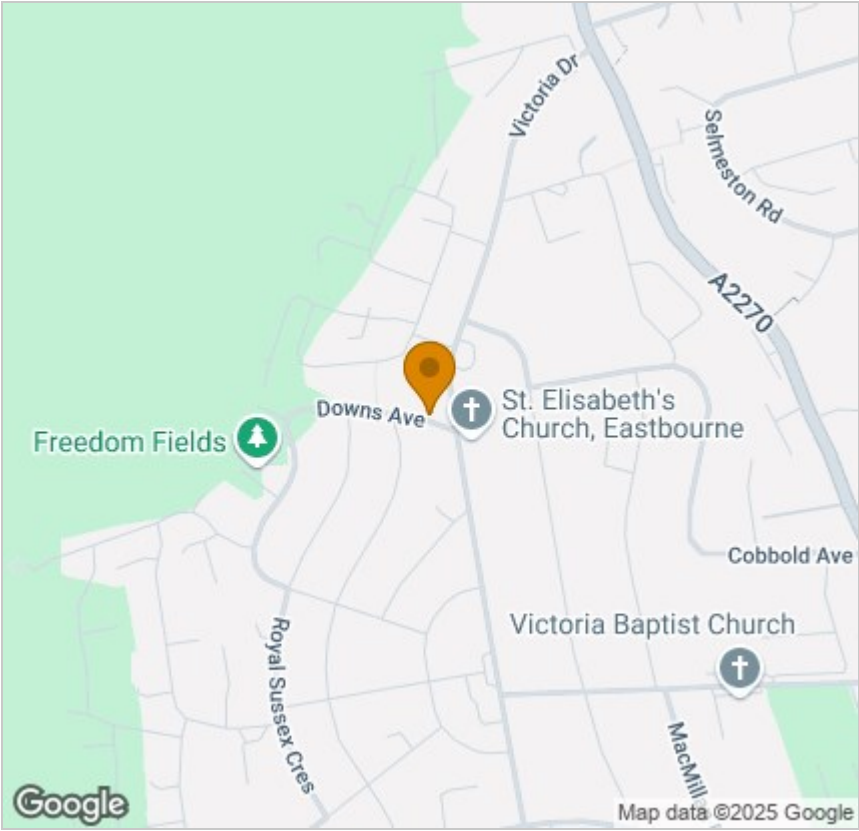
Viewing

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

