



20 Filder Close
Eastbourne, BN22 8SY
Guide price £260,000



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Phil Hall Estate Agents is delighted to offer for sale Filder Close, Eastbourne. Nestled in the highly sought-after Bridgemere area of Eastbourne, this extremely well-presented two-bedroom semi-detached house offers a perfect blend of comfort, style, and potential. Ideally located within easy reach of reputable local schools, convenient bus routes, and essential amenities, this charming home is perfect for first-time buyers, small families, or those looking to downsize without compromising on space and quality.

Upon entering the property, you are welcomed into a bright and inviting entrance hall that provides access to the ground floor accommodation. The layout is thoughtfully designed to maximize space and natural light, ensuring a warm and homely feel throughout.

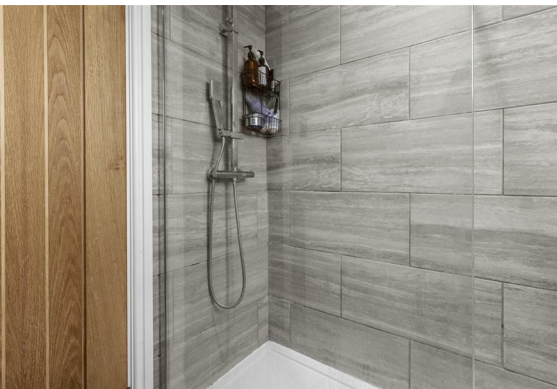
The living/dining room is bathed in natural light, thanks to the large rear-facing window and direct access to the beautifully maintained garden. The open-plan nature of the room allows for flexible furniture arrangements, making it ideal for both relaxation and entertaining.

The kitchen/breakfast room is designed with both aesthetics and functionality in mind. It features a comprehensive range of wall-mounted and matching base units, complemented by a high-quality work surface. The kitchen is well-equipped with a built-in oven and hob with an extractor hood, as well as ample space for a freestanding washing machine, dishwasher, and fridge freezer. A breakfast bar provides an additional casual dining area, perfect for morning coffee or a quick meal.

Ascending the staircase, you'll find two well-proportioned bedrooms, both of which offer a comfortable and relaxing retreat. The master bedroom is a spacious double room with ample space for wardrobes and additional storage solutions.

The contemporary fitted shower room is finished to a high standard, featuring a sleek walk-in shower, close-coupled WC, and a modern wash hand basin. The neutral décor and high-quality fittings create a spa-like ambiance.





Guide Price £260,000 to £270,000

LOCATION, LOCATION, LOCATION

Situated in the well-established Bridgemere area of Eastbourne, this home benefits from a prime location offering a blend of tranquillity and convenience. The neighbourhood is known for its family-friendly atmosphere, with highly regarded local schools just a short walk away, making it an ideal choice for those with children. The area is well-served by public transport links, with regular bus services providing easy access to Eastbourne town centre and the surrounding areas. A variety of nearby amenities, including shops, cafes, and recreational facilities, cater to everyday needs, while the stunning Eastbourne seafront and scenic parks are within easy reach for leisure and relaxation. This combination of accessibility, community spirit, and natural beauty makes Bridgemere a sought-after destination for homeowners looking to enjoy the best of coastal and suburban living.

Entrance Hall

6'05 x 4'10 (1.96m x 1.47m)

Living Room/Dining Room

14'08 x 12'05 (4.47m x 3.78m)

Kitchen

9'04 x 9'09 (2.84m x 2.97m)

First Floor Landing

Bedroom One

14'08 x 9'02 (4.47m x 2.79m)

Bedroom Two

8'09 x 8'02 (2.67m x 2.49m)

Shower Room

6'01 x 5'05 (1.85m x 1.65m)

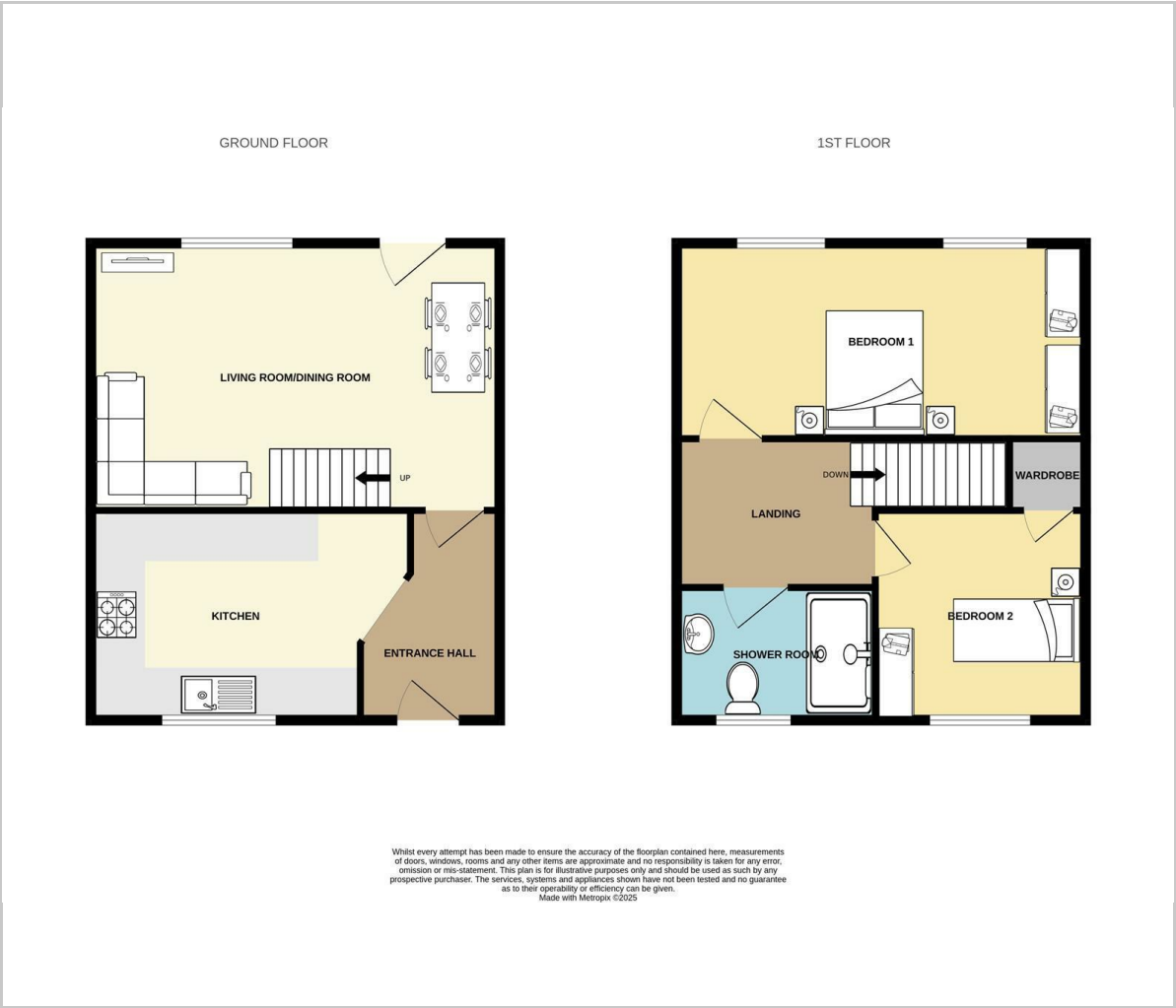
Outside

The property is discreetly positioned along a quiet footpath, ensuring privacy and a peaceful living environment. The front garden is laid to lawn with a pathway leading to the front door and a side access gate, enhancing both the practicality and aesthetic appeal of the exterior.

One of the standout features of this property is the impressive rear garden, which offers ample outdoor space for relaxation, entertaining, and further development. Currently, the garden boasts a paved patio area adjoining the property, ideal for alfresco dining and summer barbecues. Beyond this, a well-maintained lawn provides plenty of room for children to play or for those who enjoy gardening.

A paved pathway leads to a charming decking area towards the rear of the garden, complete with a garden potting shed for additional storage. The size of the garden also presents a fantastic opportunity to extend the ground floor accommodation, subject to necessary planning permissions. Whether you envision an additional reception room, a conservatory, or an open-plan living room extension, this property offers the scope to adapt to your evolving lifestyle needs.

Floor Plan



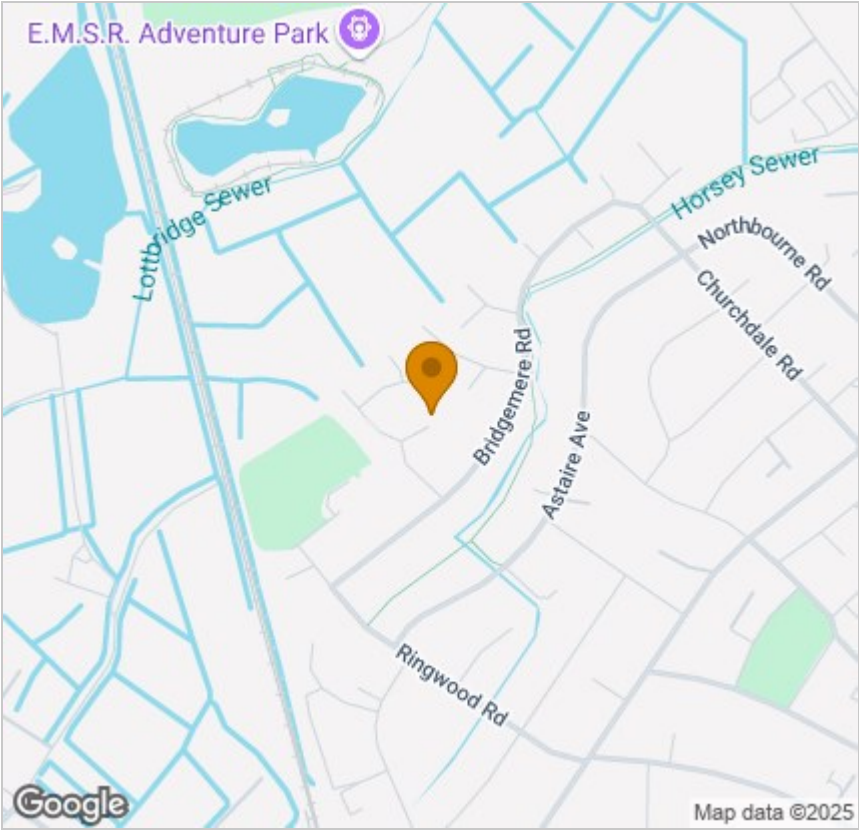
Viewing

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

