



97 Princes Road  
Eastbourne, BN23 6HR  
Guide price £325,000



## 97 Princes Road

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Phil Hall Estate Agents welcomes to the market Princes Road, Eastbourne. This recently improved and extended three-bedroom family home offers a wonderful blend of modern living and traditional charm nestled in a sought after location. Ideally positioned just a short walk from Eastbourne's picturesque seafront and within easy reach of local amenities, this spacious property is perfect for families looking for comfort, convenience, and stylish interiors.

As you step inside, you are welcomed into a bright and airy entrance hall, providing access to all ground-floor accommodation and the staircase leading to the first floor. The heart of the home is the beautifully extended living room, which enjoys an abundance of natural light. This versatile space features a characterful fireplace with an elegant surround, a built-in storage cupboard, and ample room for both seating and dining areas. The rear extension has further enhanced this space, creating a seamless flow into the dining area, which overlooks and provides direct access to the rear garden through patio doors—perfect for entertaining or enjoying family meals with a view.

The modern fitted kitchen is thoughtfully designed, offering a range of wall and base units that provide ample storage, complemented by sleek work surfaces. Fully equipped with integrated appliances, including a dishwasher, washer/dryer, fridge, freezer, oven, and hob with an extractor hood, the kitchen is both practical and stylish. A pantry cupboard further enhances the functionality of this space, ensuring a clutter-free cooking environment. Completing the ground floor is a well-appointed cloakroom.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering comfortable accommodation suitable for a variety of living arrangements, whilst the modern family bathroom is finished to a high standard and comprises a sleek three-piece suite, including a panel-enclosed bath, wash hand basin, and close-coupled WC.





Guide Price £325,000 to £335,000

#### LOCATION, LOCATION, LOCATION

Situated in the highly sought-after Princes Road, Eastbourne, this property enjoys a prime location just a short stroll from the town's stunning seafront. Residents can take advantage of the picturesque promenade, scenic coastal walks, and a range of leisure activities, making it an ideal setting for those who enjoy an active outdoor lifestyle. The area is also well-served by an array of local amenities, including shops, cafés, and restaurants, ensuring everyday conveniences are within easy reach.

For families, the location is particularly appealing, with well-regarded schools and parks nearby. Excellent transport links provide easy access to Eastbourne town centre, which offers a vibrant mix of shopping, entertainment, and dining options. Eastbourne railway station, located just a short drive away, provides regular services to London, Brighton, and surrounding areas, making this an excellent choice for commuters.

With its blend of coastal charm, modern conveniences, and excellent connectivity, Princes Road offers the perfect balance between a tranquil residential setting and vibrant town life.

Entrance Hall  
9'04 x 6'01 (2.84m x 1.85m)

Living Area  
17'11 max x 14'07 (5.46m max x 4.45m)

Dining Area  
17'04 x 5'10 (5.28m x 1.78m)

Kitchen  
11'05 x 8'07 (3.48m x 2.62m)

Ground Floor Cloakroom  
5'01 x 3'06 (1.55m x 1.07m)

First Floor Landing

Bedroom One  
12'10 x 10'05 (3.91m x 3.18m)

Bedroom Two  
10'08 x 9'10 (3.25m x 3.00m)

Bedroom Three  
7'08 x 7'06 (2.34m x 2.29m)

Bathroom  
7'00 x 6'07 (2.13m x 2.01m)

#### Outside

Externally, the property boasts a well-maintained front garden, featuring a newly laid lawn and a charming pathway leading to the front door. The rear garden is fully enclosed, providing a private and secure outdoor retreat. Thoughtfully designed for minimal maintenance, it features a paved patio area, ideal for outdoor dining and relaxation, which leads to an astro-turfed section, offering a vibrant and practical green space. The added benefit of side access enhances convenience, while a door leads directly into the garage.

Garage  
17'01 x 8'04 (5.21m x 2.54m)

The garage itself is a fantastic addition, featuring an electric up-and-over door, power, and lighting, making it ideal for secure parking, additional storage, or even a potential workshop space.

Floor Plan



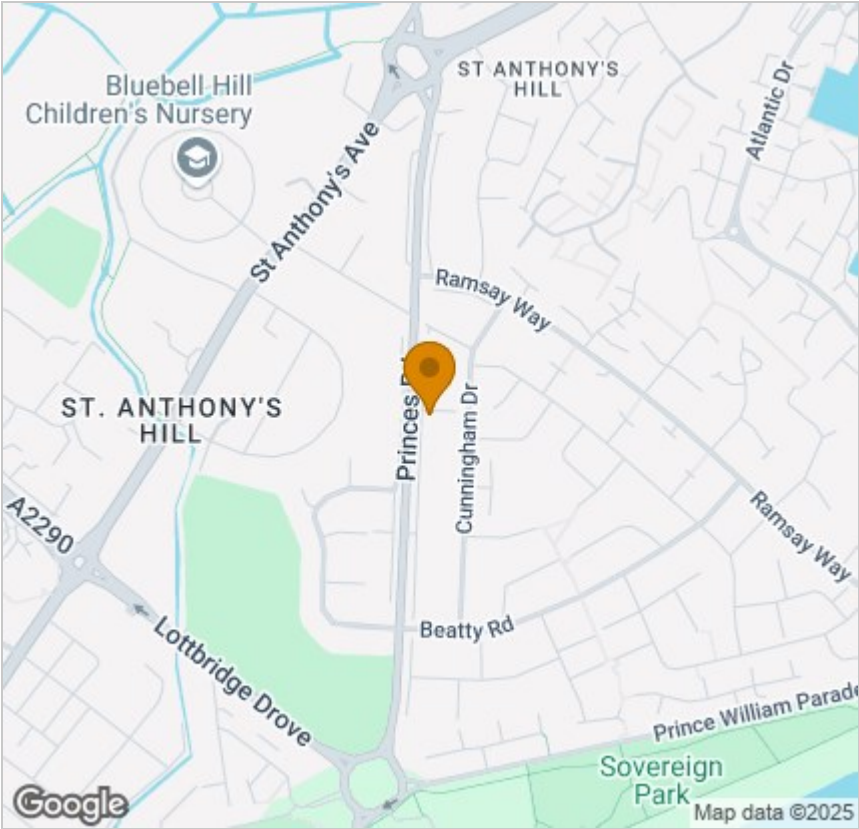
Viewing

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

